

WFG Underwriting Bulletin



To: All Florida Policy Issuing Agents of WFG National Title Insurance Company

From: WFG Underwriting Department

Date: April 24, 2020

Bulletin No.: FL 2020-11

Subject: Remote Ink-Signed Notarization (“RIN”)

WFG’s Bulletin Number [FL 2020-08](#) issued on March 16, 2020 stated: *“the use of Remote Online Notarization (“RON”) in Florida has been minimal since Florida’s RON law became effective on January 1, 2020”*. What a difference a five weeks makes! The accelerated use of RON since March 16th has been dramatic but would be even greater if lenders accepted RON to execute their loan documents. Most lenders require wet-ink signatures on the note and other loan documents because they have to prove that they legally own and hold the original note in order to enforce the note in court. Unless a special digital note is created and stored in a special vault, the best way for a lender to prove to a court that it owns and holds the original note is to produce the wet-ink signed note i.e. the original note, for the court.

RIN

A new solution to the wet-ink requirement is RIN - “Remote Ink-signed Notarization”. While RIN is not RON, RIN uses RON technology and RON procedures. Like RON, the signor is remote from the notary when signing the loan documents but under RIN, instead of electronically signing the loan documents, the signor physically signs (wet-ink signs) the loan documents in paper form and then sends the wet-ink signed loan documents to the notary. After the notary receives the wet-ink signed loan documents, the notary places his/her notary seal on the paper loan documents and completes the notarial certificates. The notary or the closing agent then sends the wet-ink signed note and the other wet-ink signed loan documents to the lender, and sends the wet-ink signed mortgage to the recording office.

RIN Requirements

1. The lender must consent to use of the RIN procedure.
2. The loan documents are sent to the borrower in paper form by mail, over-night delivery, or by email so that the borrower may print-out the loan documents.
3. The wet-ink signing of the loan documents is performed before a RON notary using audio-video communication technology provided by a RON Service Provider authorized by WFG.
4. The borrower must pass the credential analysis and the KBA questions before the RIN signing may occur.
5. During the remote signing audio-video session, the borrower reviews all of the loan documents in paper form with the notary and then wet-ink signs the loan documents before the RON notary who witnesses the signing through audio-video communication technology. As with any acknowledgment,

after wet-ink signing the loan documents, the borrower must acknowledge that his/her signature is on all of the loan documents and swear or affirm as to any affidavits included in the loan package.

6. The borrower then sends the wet-ink signed loan documents by over-night delivery to the notary who will then add his/her notary seal to the loan documents and will complete the notarial certificate for all documents requiring notarization.

7. The title agent will then send the wet-ink signed note together with all other wet-ink signed loan documents to the lender except the mortgage which will be sent to the recording office.

8. The audio-video signing session must be recorded and stored for 7 years.

Partial RIN and RON

Unless the lender requires the entire loan package to be wet-ink signed, the only document that must be wet-ink signed is the note. Therefore, before performing the RIN procedure, have the lender confirm which loan documents require wet-ink signatures. If the lender agrees, you can use RIN for the loan documents that require wet-ink signatures by the lender, and RON for the rest of the loan documents. All of the RIN procedures set forth herein and all of the RON procedures set forth in WFG Bulletins FL2020-08 and FI2020-09 must be followed.

RON Service Providers Authorized for Use by WFG

Notarize - <https://www.notarize.com/>

NotaryCam - <https://www.notarycam.com/>

Pavaso - <https://pavaso.com/ron/>

NexSys - <https://www.nexsystech.com/>

DocVerify - <https://www.docverify.com/>

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The Agent may be held responsible for any loss sustained as a result of the failure to follow the standards set forth above.