

1

What is a full Remote Online Notary Closing?

A RON Closing is where all documents including the note are electronically signed through a Video conference with a notary public.

JOHN ADAMS MORTGAGE | TOTAL HOME LENDING

2

Benefits of a RON Closing

- Convenience
- Eliminates need for a Power of Attorney (POA)
- Reduction in paperwork
- Less room for missed signatures on closing documents

JOHN ADAMS MORTGAGE | TOTAL HOME LENDING

3

RON Availability

- Only allowable for conventional products.
- RON cannot be completed with a POA because of concerns regarding the sensitive nature of the document and potential for fraud. The need for a higher level of verification is difficult to achieve solely through a digital platform, especially when dealing with real estate transactions where strict legal requirements are in place. Most jurisdictions have specific rules about using a POA for property transfer, which may not be fully met through a RON process alone.
- RON cannot be used for Trust transactions because it is conceivable that closing a RON in a trust could be contested.
- Not all Lenders allow full RON Closings which impacts a Lenders Pricing Execution.
- State and County rules impact the ability to close a RON.

JOHN ADAMS MORTGAGE | TOTAL HOME LENDING

4

Tips for *Successful* RON Closing

Preparing your customer is one of the important keys to a successful RON Closing.

All borrowers (per RON ceremony) will need to be on a device with audio/video capabilities with an internet connection as well as an internet browser that will support Google Chrome.

Ensure they are prepared for the RON ceremony Multifactor Authentication Process which will require:

- Consumer(s) completion of Knowledge-based authentication (KBA) questions.
- Two forms of **CURRENT** identification will be required, **one** must be a valid photo identification, and the secondary form of ID may include:
 - Social security card
 - US Govt issued visa
 - Birth certificate
 - Property Tax Bill
 - Paycheck stub with name

See link below for a complete list of valid and non valid forms of identification.

<https://support.proof.com/hc/en-us/articles/360057120014-Acceptable-Forms-of-ID-for-Online-Notarization>

JOHN ADAMS MORTGAGE | TOTAL HOME LENDING

5

Title Company Role

In a Remote Online Notarization (RON) closing, a title company acts as the central coordinator.


Prior to closing title must:

- Review the RON ceremony task and include any documents that they will need signed and notarized by the borrower the day of closing.
- Schedule RON ceremony via the RON task

JOHN ADAMS MORTGAGE | TOTAL HOME LENDING

6

Title Company Role continued

 **Review RON documents and schedule RON closing** 2 docs ^
Closing Document Package 1, Sent Apr 28, 2022, 10:08AM



Step 1: Review closing date and RON documents

Estimated closing date
Apr 29, 2022

Borrower RON Documents
Review documents for the RON transaction. Downloading the documents will allow you to move to the next step.

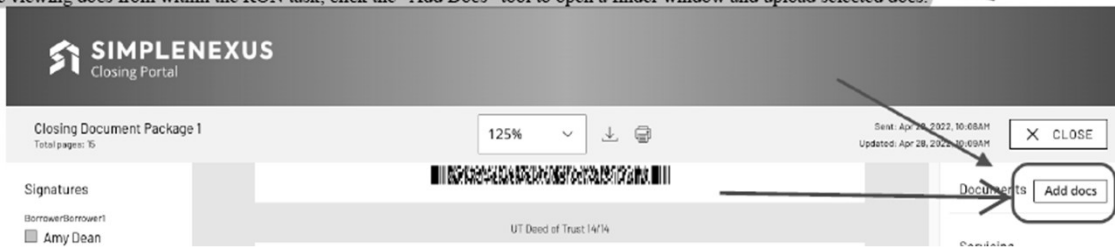
Borrower RON Documents  [View](#)

JOHN ADAMS MORTGAGE | TOTAL HOME LENDING

7

Title Company Role continued

While viewing docs from within the RON task, click the "Add Docs" tool to open a finder window and upload selected docs. 



The screenshot shows the SIMPLENEXUS Closing Portal interface. At the top, it displays "Closing Document Package 1" with a total of 15 pages. A progress indicator shows 125% completion. On the right, there are "Sent" and "Updated" timestamps and a "CLOSE" button. Below this, a "Signatures" section lists "Borrower/Borrower1" and "Amy Dean". A document titled "UT Deed of Trust 14/14" is visible. On the right side, there is a "Documents" section with an "Add docs" button. An arrow points from the text above to this "Add docs" button.

JOHN ADAMS MORTGAGE | TOTAL HOME LENDING

8

Consumer(s) Experience the Day of Closing

The Consumer(s) (AKA all Borrower(s) and any Non-Borrowing Spouses or Title Holders only) will receive **Three** tasks in their web portal.

JOHN ADAMS MORTGAGE | TOTAL HOME LENDING

9

Consumer(s) Experience the Day of Closing - *Tasks*

1 eSign Closing Documents
Electronically sign all closing documents that do not require a notary.

2 eNote
Sign eNote electronically which the link is also available as a closing task in their web portal

3 RON Ceremony
Title will Review and schedule RON Closing for the borrower to receive the task for the RON Ceremony. All consumer(s) will need to be prepared as previously discussed prior to entering the RON ceremony.

JOHN ADAMS MORTGAGE | TOTAL HOME LENDING

10



MLTA
MICHIGAN LAND TITLE ASSOCIATION
Integrity ♦ Responsibility ♦ Service

Any comments or questions?

Larry Bsharah
President of John Adams Mortgage & Total Home Lending
248.208.3902 | Lbsharah@johnadasmortgage.com

JOHN ADAMS MORTGAGE | TOTAL HOME LENDING