



COUNCIL POSITION

"WRITTEN CERTIFICATES" or "WRITTEN MORTGAGE CERTIFICATES"

The document commonly referred to as the "written certificate" continues to be misused by a small segment of the membership. These "look-sees drive bys, or minimal surveys" are misleading and not in the best interest of the public, who do not understand the import of what is not certified to, by the document.

WRITTEN CERTIFICATES ARE ONLY ACCEPTABLE IN THE FOLLOWING INSTANCE:

If the certificate is to certify that there are certain buildings situate on a large farm or parcel of five acres or more, \'/here the buildings are substantially distant from the sidelines of the property, and the cost of a survey_ is disproportionate to the value of the land. Then the form of the certificate shall be substantially as follows:

"I hereby certify that there is totally situate within(..the property description) a (.. state buildings ..), and that no (research or) survey work has been undertaken to verify the existence of encroachments, easements etc. or to verify if the parcel as occupied is in accordance with the hereabove described parcel.

IN ALL BUT THE INSTANCE ABOVE, WRITTEN CERTIFICATES ARE NOT TO BE USED and either a full survey or a building location survey, according to the situation, are the only acceptable products for the client.

PLEASE ENSURE THAT YOUR PRACTICE IN REGARD TO WRITTEN CERTIFICATES IS PROPER AND THAT THEY ARE ONLY PROVIDED IN THE ABOVE INSTANCE.

Council of the Association

per H.Graham, President