

BOLHOUSE, BAAR & LEFERE, P.C.
ATTORNEYS AT LAW

Don't be Misled by "Deed Processing Notice"

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There is a very misleading mailing going around labeled a "Deed Processing Notice." It's not a scam per se, because it isn't outright lying. But, it is a fishing expedition in which they're not telling you the whole truth. Here's how it works.

A deed is filed on your behalf and about 2-6 weeks later you receive a mailing called a "DEED PROCESSING NOTICE." This notice says that a deed has been filed on your property and you should order your deed and "property profile" by detaching part of the mailing and returning it to the sender with \$83.

We draft and file deeds on behalf of many of our clients as part of the Estate Planning process. I first had a client receive this notice about a year and a half ago, but it's really started to pick up lately. Here's the thing - we always provide our clients with the original deed we filed on their behalf, so there's no need for a copy. If you ever need a copy, you can acquire one from your county register of deeds office for a nominal fee. Although the "property profile" the notice refers to is something extra, you are better off talking with a well-qualified real estate agent or appraiser to get a picture of your home value and how it relates to the market if you are interested in that information.