

# MAINE STATE LEGISLATURE

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1 FIRST REGULAR SESSION  
2

3 ONE HUNDRED AND ELEVENTH LEGISLATURE  
4

5 Legislative Document

No. 463

6  
7 H.P. 380

House of Representatives, February 1, 1983

8 Received by the Clerk of the House on February 1, 1983. Referred to the  
9 Committee on Business Legislation, and ordered printed pursuant to Joint  
Rule 14.

EDWIN H. PERT, Clerk

10 Presented by Representative Hobbins of Saco.

Cosponsors: Representative Joyce of Portland and Representative Hayden  
of Durham.

11  
12 STATE OF MAINE  
13

14 IN THE YEAR OF OUR LORD  
15 NINETEEN HUNDRED AND EIGHTY-THREE  
16

17 AN ACT Concerning the Selection of an  
18 Attorney to Perform a Title Search on  
19 Property Financed by a Mortgage Company.  
20

21 Be it enacted by the People of the State of Maine as  
22 follows:

23 9-B MRSA §1019-A is enacted to read:

24 §1019-A. Attorneys; title searches required by mort-  
25 gage companies

26 Every mortgage company which accepts an applica-  
27 tion for a residential mortgage loan for one to 4  
28 residential units and which requires that an attorney  
29 search the title of the subject real estate shall  
30 first permit the prospective mortgagor to select a  
31 qualified attorney of his own choice to search the  
32 title of the subject real estate, provided that the  
33 mortgage company may require the prospective mort-

1 gagor to provide it with adequate liability insurance  
2 or such other written policy requirements as the  
3 mortgage company may deem necessary to protect its  
4 interest.

5 STATEMENT OF FACT

6 The purpose of this bill is to provide that mort-  
7 gage companies, like financial institutions, must  
8 give a prospective mortgagor an opportunity to select  
9 his own attorney to do the title search on the prop-  
10 erty being mortgaged.

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