

# **ALTA STUMBLES INTO EMBARRASSING REVELATION of UNINTENDED CONSEQUENCES**



In a startling display of arrogance, self-indulgence and pure desperation, ALTA has opened the door to the reality of who they are and what they do: ALTA's well documented rhetoric and factual fabrications, to restrict competition and deny consumer choice, has resulted in their opening the "FORECLOSURE" door...on themselves!! ALTA's most recent "leaflet dropping barrage" suggests that any alternative to title insurance, will result in economic catastrophe for the nation, including a new era of *foreclosures*.

ALTA OUT OF CONTROL: In its obsession to destroy competition and consumer choice, ALTA has employed: **1)** influencing congress for the purpose of pressuring multiple Federal Agencies, **2)** attacking the charters of the GSEs (who provide mortgage lender liquidity), **3)** falsely claiming a lack AOL regulation, and **4)** fabricating the quality and underlying insurance of AOLs and AOL-based platforms. Collectively, ALTA is embarrassing itself, evidenced by being viewed by Americans as distasteful and obviously self-serving.

The best is yet to come: ALTA's latest "strategy" is **5)** absurd scare-tactic that AOLs will contribute to a higher foreclosure rate and a federal bailout of the real estate market. This unsubstantiated drivel is a myth; opening the door to ALTA's greatest secret: The title insurance monopoly executes 90% of the foreclosure process in America and refers to its nasty fees a *Diversity Strategy*: Have the borrower buy title insurance to purchase a home and use the title-insurance lien priority strategy to evict the homeowner for a generous fee...ignoring that the former customer, is likely temporarily suffering a loss-of-job, health issues or perhaps divorce. The title monopoly's (unintended) nasty little secret: Heads I Win; Tails You Lose.

THE IMPORTANCE OF THE GSEs: Fannie Mae and Freddie Mac (GSEs) protect American home buyers and provide liquidity to mortgage lenders. GSEs purchased \$2.7 Trillion mortgage in 2001, which is approximately 90% of the loan secondary market. They purchased \$2.7 Trillion in mortgage loans in 2021. The GSEs Lender Selling Guide and Equitable Housing Finance Program reduce title insurance costs, particularly for minority and first-time homebuyers, by embracing alternatives including Attorney Opinion Letters and AOL-based Fully Insured Loan Closing Platforms.

THE TRUTH ABOUT ALTERNATIVES TO TITLE INSURANCE: Fully Insured Loan Closing Platforms includes Search and Examination, Proprietary Risk Scoring, Curative Services, Insured Attorney Opinion Letter (issued from a firm in the same state as the property), Document Preparation, Escrow, Date Down, eNotary and eSign, eRecording, Loan Closing and Deed Monitoring. Protections include loan amount, life of loan, fraud, forgery, lien priority, duty to defend gap, and CPL.

