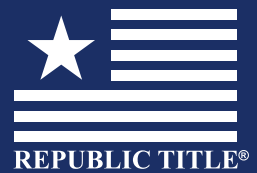


ABC's of eClosings

Common key terms used in the digital realm of eClosings.



eClosing: Any real estate closing event or process in which the buyer, seller, borrower, notary, or other party electronically signs or notarizes some or all of the closing documents. eClosings can take different forms, but the three most common forms are: "Hybrid", "In-Person", and "Remote Online".

eDocument: A "native digital" document. Not a scanned-in image of a paper document.

eNotarization: The process of applying the notary's electronic signature and notarial stamp/seal to an electronic document. eNotarization may take place in-person or remotely online, depending on what state laws allow.

eNote: An electronic promissory note. There must be only one authoritative copy of the eNote and it must be stored in an "eVault". An eNote must be eSigned.

eRecording: The process of recording a document in the public records by submitting it to the county recorder (or equivalent) in digital form. eRecording jurisdictions may be capable of recording eDocuments, scanned-in images of paper documents, or both.

eSignature: A sound, symbol, or process applied by the signer to an eDocument in place of a traditional, "wet ink" signature with the intent to sign the document. eSignatures typically come in one of three forms: holographic (a/k/a hand-drawn), cursive typeface, and standard typeface.

eVault: A secure, electronic storage facility created to hold authoritative copies of eNotes.

Hybrid eClosing: An eClosing that involves both eSigned eDocuments and wet signed paper documents. In a Hybrid eClosing, it is common to eSign all documents other than those that will be notarized or recorded, which are wet signed.

In-Person eClosing (IPeN): An eClosing that only involves eDocuments, all of which are eSigned in the physical presence of a notary public who is authorized to perform in-person electronic notarization.

Papering Out: "Papering out" is the process of printing out an eDocument and submitting the printed copy for recording in person by utilizing traditional recording procedures. Depending on state law requirements, this process may require a certification that the printed document is a true and correct copy of the original eDocument. In jurisdictions where eRecording is not permitted, "papering out" may provide a means of validly recording an eDocument, if allowed under state law.

Remote Online Notarization ("RON"): Technology-driven notarial process that allows the signer to appear before the notary over a live audio-video feed when executing digital documents.