

# *REBA Handbook of Standards & Forms*

## Recently Amended/Adopted/Replaced

Title Standard 3:	<i>Federal Estate Tax Liens</i>	Amended	11/5/18
Title Standard 10:	<i>Executor's Power of Sale</i>	Amended	5/7/12
Title Standard 14:	<i>Missing Probates</i>	Amended	5/6/19
Title Standard 16:	<i>Acknowledgments</i>	Amended	11/6/17
Title Standard 26:	<i>Limited Partnership Transfers</i>	Amended	11/5/18
Title Standard 33:	<i>Transfers by Trustee(s)</i>	Amended	11/14/11
Title Standard 34:	<i>Powers of Attorney</i>	Amended	5/6/13
Title Standard 35:	<i>Notice of Foreclosure Sale</i>	Suspended	11/2/15
Title Standard 36:	<i>Probate Inventories</i>	Amended	5/7/12
Title Standard 41:	<i>List of Heirs</i>	Amended	11/4/19
Title Standard 42:	<i>Signatory Authority for Documents Executed on Behalf of Entity Mortgage Holders and Their Attorneys in Fact</i>	Amended	11/14/11
Title Standard 45:	<i>Transfers to Trusts</i>	Amended	11/3/14
Title Standard 50:	<i>Pretermitted Issue</i>	Amended	5/7/12
Title Standard 51:	<i>Transfers Involving the Commonwealth (replacing prior Title Standard 51, originally adopted May 9, 1983)</i>	Adopted	11/5/18
Title Standard 53:	<i>Indefinite References -Trusts</i>	Amended	11/14/11
Title Standard 58:	<i>Out of Order Recording of Mortgage Discharges &amp; Assignments</i>	Amended	5/2/11
Title Standard 65:	<i>Undischarged Confirmatory Mortgages &amp; Collateral Assignments of Rents/Leases</i>	Amended	5/6/19
Title Standard 71:	<i>Evidence of Death of Deceased Joint Owners &amp; Life Tenants</i>	Amended	11/2/20
Title Standard 74:	<i>Lien which has been Dissolved</i>	Amended	11/3/14
Title Standard 77:	<i>Prior Owner Automatic Homestead or Declared Homestead</i>	Adopted	11/14/11
Title Standard 78:	<i>Personal Representative Conveyances Per Power of Sale Under MUPC</i>	Amended	10/29/12
Title Standard 79:	<i>Discriminatory Covenants and Restrictions</i>	Adopted	10/29/12
Title Standard 80:	<i>Petition to Foreclose the Right of Redemption of Tax Deed or Taking</i>	Adopted	11/2/20
Title Standard 81:	<i>Property Transfers Subject to Supplemental Probate Rule 411</i>	Adopted	11/3/14
Title Standard 82:	<i>Municipal Liens for Remediation of Nuisances or Code Violations</i>	Adopted	11/2/15
Title Standard 83:	<i>Massachusetts Child Support Liens</i>	Adopted	5/2/16
Title Standard 84:	<i>Effect of a Bankruptcy on Recorded Liens</i>	Adopted	11/7/16
Ethical Standard 4:	<i>Attorney Acting in Dual Capacity as Attorney and Real Estate Broker</i>	Adopted	5/7/12
Ethical Standard 5:	<i>Wire Transfer Funds</i>	Adopted	11/6/17
Practice Standard 1:	<i>Closing Adjustments</i>	Amended	11/7/16
Practice Standard 7:	<i>Fuel Oil Adjustments</i>	Amended	5/6/13
Practice Standard 11:	<i>Disbursement of Funds</i>	Amended	5/6/19
Practice Standard 24:	<i>Disposition of Unclaimed IOLTA Funds</i>	Suspended	3/10/21
Practice Standard 25:	<i>Electronic Funds Transfers</i>	Adopted	5/7/12
Practice Standard 26:	<i>Land Subject to a Non-Statutory Obligation to Pay Assessments</i>	Adopted	5/6/13
Practice Standard 27:	<i>Manufactured Home Transfers</i>	Adopted	11/3/14
Practice Standard 28:	<i>Scope of a Title Examination</i>	Adopted	5/1/18
Practice Standard 29:	<i>Discharge or Partial Release of Private Mortgages</i>	Adopted	11/6/17
Practice Standard 30:	<i>Land Subject to a Notice of Activity and Use Limitation ("AUL")</i>	Adopted	5/3/21

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## Recently Amended/ Adopted/Replaced

Form 4:	<i>Affidavit under MGL c183, §5B (Affiant not an Attorney)</i>	Amended	11/5/18
Form 4A:	<i>Affidavit under MGL c183, §5B (Affiant an Attorney)</i>	Amended	11/5/18
Form 16:	<i>Declaration of Homestead MGL c 188 § 3 (for Homes Owned by Natural Person(s))</i>	Amended	5/6/13
Form 16A:	<i>Declaration of Homestead MGL c. 188 § 3 (for Homes Owned by Trustee(s))</i>	Amended	5/6/13
Form 16B:	<i>Declaration of Elderly or Disabled Homestead MGL c.188 §2 (for Homes Owned by Natural Person(s))</i>	Amended	5/6/13
Form 16C:	<i>Declaration of Elderly or Disabled Homestead MGL c.188 §2 (for Homes Owned by Trustee(s))</i>	Amended	5/6/13
Form 16D:	<i>Affidavit Relative to Homestead Pursuant to MGL c.188 §13</i>	Amended	5/6/13
Form 32A:	<i>Federal Estate Tax Liens</i>	Adopted	11/5/18
Form 35:	<i>Trustee's Certificate Pursuant to MGL c. 184, § 35</i>	Amended	11/14/11
Form 36:	<i>Notary Public - Acknowledgement (replacing prior Form 36, originally adopted June 1, 2004)</i>	Adopted	5/1/17
Form 37:	<i>Notary Public - Jurat (Replacing prior Form 37, originally adopted June 1, 2004)</i>	Adopted	5/1/17
Form 57A:	<i>Affidavit Regarding Note Secured by Mortgage to be Foreclosed (Mortgages Assigned)</i>	Adopted	11/4/13
Form 57B:	<i>Affidavit Regarding Note Secured by Mortgage to be Foreclosed (Mortgages not Assigned)</i>	Adopted	11/4/13
Form 58:	<i>Deed of Distribution MGL c. 190B, § 3-907</i>	Adopted	10/29/12
Form 59A:	<i>Written Fee Arrangement: Representation of Seller in a Residential Purchase Transaction</i>	Adopted	5/6/13
Form 59B:	<i>Written Fee Arrangement: Representation of Buyer in a Residential Purchase Transaction</i>	Adopted	5/6/13
Form 60A:	<i>Attorney's Affidavit Pursuant to MGL C. 183, § 5B in Support of MGL c. 183, § 54C (a) (1) Discharge by Servicer</i>	Adopted	11/3/14
Form 60B:	<i>Attorney's Affidavit Pursuant to MGL c. 183, § 5B in Support of MGL c. 183, § 54C (a) (2) Discharge by Note Holder</i>	Adopted	11/3/14
Form 61A:	<i>Affidavit of Mortgagor Pursuant to MGL c.183, § 5B in Support of MGL c.183, § 54C (a)(3)(i) (a) Discharge by Mortgage Servicer or Note Holder That is Not the Mortgage Holder of Record</i>	Adopted	11/3/14
Form 61B:	<i>Affidavit of Owner of Record Pursuant to MGL c. 183, § 5B in Support of MGL c. 183, § 54C (a) (3) (i) (b) Discharge by Mortgage Servicer or Note Holder That is Not the Mortgage Holder of Record</i>	Adopted	11/3/14
Form 61C:	<i>Attorney's Affidavit Pursuant to MGL c. 183, §5B in Support of MGL c. 183, § 54C (a) (3) (ii) Discharge by Mortgage Servicer or Note Holder That is Not the Mortgage Holder of Record</i>	Adopted	11/3/14
Form 61D:	<i>Form 61D</i>	Adopted	11/3/14
Form 62A:	<i>Attorney's Affidavit of Discharge Pursuant to MGL c. 183, §§55(g)(1) and 55(g)(8)</i>	Adopted	11/3/14
Form 62B:	<i>Form 62B</i>	Adopted	11/3/14
Form 62C:	<i>Form 62C</i>	Adopted	11/3/14
Guide:	<i>A Guide for the Use of REBA Forms 60A Through 62C</i>	Amended	5/6/19
Form 63:	<i>Declaration of Trust for a Two-Unit Condominium</i>	Adopted	11/7/16
Form 64:	<i>Termination of Homestead by Statement Made in a Deed</i>	Adopted	5/1/17
Form 65:	<i>Wire Transfer Authorization</i>	Adopted	11/6/17
Form 66:	<i>Sample Rider Provisions to Residential Purchase and Sale Agreement for Single Family, 1-4 Family, and Condominium Units</i>	Adopted	5/3/21