

Updates to the REBA Handbook of Standards & Forms

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| Title Standard 3: | <i>Federal Estate Tax Liens</i> | Amended | 11/5/18 |
| Title Standard 4: | <i>Tax Titles</i> | Amended | 5/12/25 |
| 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 23: | <i>Self-Dealing By Trustee</i> | Amended | 11/1/21 |
| Title Standard 26: | <i>Limited Partnership Transfers</i> | Amended | 11/5/18 |
| Title Standard 30: | <i>Bankruptcy Transfers</i> | Amended | 11/4/24 |
| 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 40: | <i>Transfers by Devisees Under a Will Containing a Power of Sale</i> | Amended | 11/14/22 |
| Title Standard 41: | <i>List of Heirs</i> | Amended | 5/12/25 |
| Title Standard 42: | <i>Signatory Authority for Documents Executed on Behalf of Entity Mortgage Holders...</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 No. 51)</i> | Adopted | 11/5/18 |
| Title Standard 53: | <i>Indefinite References - Trusts</i> | Amended | 11/4/24 |
| Title Standard 58: | <i>Out of Order Recording of Mortgage Discharges & Assignments</i> | Amended | 5/2/11 |
| Title Standard 65: | <i>Undischarged Confirmatory Mortgages & Collateral Assignments of Rents/Leases</i> | Amended | 5/6/19 |
| Title Standard 68: | <i>Trustee's Certificates Under M.G.L. c. 184, § 35</i> | Amended | 11/1/21 |
| Title Standard 71: | <i>Evidence of Death of Deceased Joint Owners & Life Tenants</i> | Amended | 11/2/20 |
| Title Standard 74: | <i>Lien which has been Dissolved</i> | Amended | 11/3/14 |
| Title Standard 76: | <i>Internet-Based Title Information Sources</i> | Amended | 11/14/22 |
| 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 |
| Title Standard 85: | <i>Notice of Contract Without a Related Statement of Account</i> | Adopted | 5/1/23 |
| Title Standard 86: | <i>MassHealth Liens and Notices of Claim</i> | Adopted | 5/12/25 |
| 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 |
| Practice Standard 31: | <i>Internet-Based Title Information Sources</i> | Adopted | 11/14/22 |
| 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 |

Updates to the REBA Handbook of Standards & Forms

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| Form No. 4: | <i>Affidavit under MGL c183, §5B (Affiant not an Attorney)</i> | Amended | 11/5/18 |
| Form No. 4A: | <i>Affidavit under MGL c183, §5B (Affiant an Attorney)</i> | Amended | 11/5/18 |
| Form No. 16: | <i>Declaration of Homestead MGL c 188 § 3 (for Homes Owned by Natural Person(s))</i> | Amended | 5/6/13 |
| Form No. 16A: | <i>Declaration of Homestead MGL c. 188 § 3 (for Homes Owned by Trustee(s))</i> | Amended | 5/6/13 |
| Form No. 16B: | <i>Declaration of Elderly or Disabled Homestead MGL c188 §2 (Homes Owned by Natural Person(s))</i> | Amended | 5/6/13 |
| Form No. 16C: | <i>Declaration of Elderly or Disabled Homestead MGL c.188 §2 (for Homes Owned by Trustee(s))</i> | Amended | 5/6/13 |
| Form No. 16D: | <i>Affidavit Relative to Homestead Pursuant to MGL c.188 §13</i> | Amended | 5/6/13 |
| Form No. 17: | <i>Disclosure Concerning Massachusetts Homestead Act</i> | Amended | 5/12/25 |
| Form No. 20: | <i>Declaration of Trust Establishing Nominee Trust</i> | Amended | 5/6/24 |
| Form No. 32A: | <i>Federal Estate Tax Liens</i> | Adopted | 11/5/18 |
| Form No. 35: | <i>Trustee's Certificate Pursuant to MGL c. 184, § 35</i> | Amended | 5/6/24 |
| Form No. 36: | <i>Notary Public - Acknowledgement (replacing prior Form 36, originally adopted June 1, 2004)</i> | Adopted | 5/1/17 |
| Form No. 37: | <i>Notary Public - Jurat (Replacing prior Form 37, originally adopted June 1, 2004)</i> | Adopted | 5/1/17 |
| Form No. 57A: | <i>Affidavit Regarding Note Secured by Mortgage to be Foreclosed (Mortgages Assigned)</i> | Adopted | 11/4/13 |
| Form No. 57B: | <i>Affidavit Regarding Note Secured by Mortgage to be Foreclosed (Mortgages not Assigned)</i> | Adopted | 11/4/13 |
| Form No. 58: | <i>Deed of Distribution MGL c. 190B, § 3-907</i> | Adopted | 10/29/1 |
| Form No. 59A: | <i>Written Fee Arrangement: Representation of Seller in a Residential Purchase Transaction</i> | Adopted | 5/6/13 |
| Form No. 59B: | <i>Written Fee Arrangement: Representation of Buyer in a Residential Purchase Transaction</i> | Adopted | 5/6/13 |
| Form No. 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 No. 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 No. 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 No. 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 No. 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 No. 61D: | <i>Form 61D</i> | Adopted | 11/3/14 |
| Form No. 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 No. 62B: | <i>Form 62B</i> | Adopted | 11/3/14 |
| Form No. 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 No. 63: | <i>Declaration of Trust for a Two-Unit Condominium</i> | Adopted | 11/7/16 |
| Form No. 64: | <i>Termination of Homestead by Statement Made in a Deed</i> | Adopted | 5/1/17 |
| Form No. 65: | <i>Wire Transfer Authorization</i> | Adopted | 11/6/17 |
| Form No. 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 |
| Form No. 67: | <i>Affidavit under M.G.L. c. 183, § 5B Regarding Notice of Contract</i> | Adopted | 5/1/23 |