



GA FUND CONNECTION

October 2005

“Fraud Fighters” Get Serious August 2005

Former ATGF member, Chalana McFarland, aka Chalana M. Cosby receives 30 year sentence for mortgage fraud. Using a “gang of thieves,” Ms. McFarland managed to swindle banks and mortgage lenders out of more than \$20 million by inflating mortgages on more than 100 homes in metro Atlanta. McFarland’s ATGF membership was terminated in March 2001, due to unsatisfactory audit results, and an unwillingness to comply with membership agreement requirements.

Her scheme involved flipping properties by using stolen identities, falsified documents and fictitious companies. She paid a multitude of people to assist in the various scams. These people were also convicted and most testified against McFarland. Our own *Executive Vice-President, Robbie Taylor* also testified against McFarland earlier this year!

Thanks to the hard work of Assistant District Attorney Gale McKenzie, and Title Underwriters Fighting Fraud, aka TUFF, as well as others, McFarland and her “gang” have been put out of business. Her tough sentence stands as a warning to any others contemplating real estate scams in Georgia.

Audit Department Info

Please welcome our third and newest auditor, Traci Woodward. Traci will be auditing in the metro-Atlanta area, beginning in October. She comes to us from Rome Mortgage, where she has worked as a mortgage originator for over five years. Her extensive background includes working as a real estate paralegal in the law office, managing and coordinating all aspects of the closing process, and closing department. Traci has also been an instructor at Berry College in the legal assistant program/real estate session. In addition to her auditing duties, Traci will teach our quarterly educational classes for all new members, and staff. If you or your staff, are interested in these classes, please let us know

E-Mail Addresses Needed!

Please provide your current e-mail address to Judy Hodges, ext. 227. This will enable us to contact your office via email when possible.

E-mail Judy at judy.hodges@gafund.com or Robbie Taylor at robbie.taylor@gafund.com to furnish us with this important information.

Ga Fund LegalStaffing

We now have 50 offices participating in our payroll services, with 216 employees enrolled in our health insurance plan. Currently, we offer Blue Cross Blue Shield of Georgia, but this could change in the near future. We are continuously shopping for better insurance rates to offer our members.

Please contact Candice Eaton, ext 226 for an info pack today!

E & O Insurance

Checked your E & O date lately? Are you coming up for renewal in the next **90** days? Let us do the work for you by shopping your liability insurance! There is a one page "shopping form" to complete and allow us to shop around to get you the best coverage for the best price. Once we've found the most cost efficient price out of our 10-12 carriers, then you complete that tedious "long" form.

Judy Hodges, ext. 227, or Sheila Wilkey, ext. 229 will be happy to help your office take advantage of this cost saving member service!

Imaging Department

Scanning

Data Base

Search Criteria

Images

Web Based Data Base

All of these terms describe our innovative document storage department! The technology that is available through computers and our web database is unlimited, to our members, and is a much more effective way to manage your files.

We currently offer a new service that includes picking up your files, scanning your file, and indexing your file. These files are available to you via our web site. No more digging out old files to retrieve documents. Once enrolled in this service, simply access our website, click on Image Storage, enter your member number and password and begin searching your data. Once the desired document is located, select Ctrl Print and it will print your document. You can also make notes, highlight or insert "stickys" on the document for printing without altering the document in any way.

The cost of scanning is \$.06 per sheet. (Research has revealed an average real estate closing file has 148 sheets, for an average of \$10 per file. Web access is \$25 per month, payable quarterly, semi-annually or annually.

Take advantage of the newest technology with The Image Warehouse at The Georgia Fund® by contacting Connie Davis, ext 222 or connie.davis@gafund.com.



Simultaneous Issue Rate for Lender is \$50.

Join Georgia Telco Credit Union Today!

The Georgia Fund has partnered with Georgia Telco Credit Union giving you access to a wide range of financial products designed to help you meet your financial goals. Ga Telco is the third largest credit union in Georgia. Their services include regular savings, savings certificates, IRAs, personal loans, vehicle loans, mortgage loans including home equity loans and checking accounts with VISA® check card services to name a few.

Ga Telco has 16 Branch offices, plus to have access to hundreds of Credit Union Service Centers, which are facilities shared by a number of credit unions. Check out all service center locations by going to their web site www.gatelco.org, click on Links, then CU Service Centers.

As a member of Attorneys' Title you and your staff are eligible to join the credit union now. You can stop by one of their offices or visit them at ww.gatelco.org and click on the Welcome Georgia Fund Members and Staff button.

ON-LINE Services:

- *Closing Protection Letters with Favorites List*
- *Order Supplies*
- *E & O Form*
- *Underwriting Info*
- *Legislative Bulletins*
- *Surety & Fidelity Bonds*
- *Legal Staffing Info*

Check out www.gafund.com to see what we can do for you! For assistance or questions contact Sheila Wilkey, ext. 229.

Policy Processing Dept.

Thank you all for being such dedicated members of The Georgia Fund, Inc. Here are a few helpful hints for policy remittance:

- We request that you use the new Eagle Owner Policy (EOP) on all one-to-four residential closing. If you are dealing with commercial property or unimproved property you must use the long form Owner Policy (OP).
- When issuing a simultaneous lender policy and owner policy, send them in together. With the new EOP, there is no need to wait for the recording information, policy should be given "at closing"
- Don't forget to send your "Exhibit A" when using a long form.
- Due to our new processing system, we need only **one copy** of the policy.
- If at any time you have questions regarding policy preparation, or premium calculation, call us. You may also want to refer to you ATGF/Georgia Fund® Handbook.

Again, thank you for all your support. Should you have any questions, please call Sharron, Ext. 228 or via e-mail: sharron.funck@gafund.com.

*****GA FUND STATISTICS*****

POLICIES ISSUED June – August 2005:

LP 1,204 ISSUED W/	\$233,618,913.74	LIABILITY
SB 2,142 ISSUED W/	\$274,334,758.09	LIABILITY
SF 974 ISSUED W/	\$130,133,027.42	LIABILITY
EOP 692 ISSUED W/	\$124,134,786.30	LIABILITY
OP – 1,039 ISSUED W/	\$173,129,712.11	LIABILITY

RAMQUEST USERS: 70 confirmed/6 pending

AUDITS PERFORMED JUNE – AUGUST '05:
North Georgia region: 35 So. Georgia region: 53
Grand Total Jan. thru Aug. '05: 216 audits

Marketing Department

Sheila Wilkey

I'd like to take this opportunity to remind everyone of all the wonderful services available to members of The Georgia Fund®:

RamQuest Closing Software – members can purchase RamQuest software at a fraction of the cost of other available programs. We now offer a *payment plan!*

Legal Staffing – Let us process your payroll and payroll taxes, while providing group health and dental benefits to you and your employees! The Georgia Fund can help make your solo-practice more competitive with larger firms.

UPS/FedEx Discounts – As a valued member, you can save **40%** off UPS, and **60%** off FedEx. This is a *free* service to our members. Enroll today!

Safeguard – Receive discounts on check stock and other office forms offered through Safeguard.

Image Warehouse - Say Goodbye to storage problems! For a small fee, we can scan your real estate files by saving them onto our server. You have 24/7 access.

Errors & Omissions Coverage – We may be able to save you money on your E & O coverage. A few months before your premium is due for renewal, give us a call. We search 12-15 different companies to find the best premium for you! This “shopping” process is a free service to all active members.

Bonds – We offer Probate, Court Bonds, Lost Instrument and Mechanics Lien Bonds. 24 hour turn-around in most cases.

For a RamQuest demo, or additional info on any member services, call Sheila Wilkey, ext 229. Thank you for your support in 2005!

The Georgia Fund® continues to grow. We have already added a third auditor, Traci Woodward, reporting for work October 11th, (see page 1). In addition, we will be adding two new part-time positions in our continuing effort to offer back-chain policy searches. These employees will concentrate on entering our policies remitted prior to Oct. 2001. Vicki Coggins, our audit scheduler, has assumed additional duties in the Legal Staffing Department working with payroll and accounts payable. AND, on a personal note: Candice Eaton, Legal Staffing Manager is expecting in February. We are all very excitedly awaiting the arrival of a baby girl!! This will be Candice and husband, Freddy's second child. Their oldest, Colin, will be two in December. Be sure to keep Candice and her growing family in your prayers as they await the new arrival!

WORRIED ABOUT IDENTITY THEFT?

According to a recent article in Money Magazine, ID theft could kill you! Not only do we need to be concerned about financial identity theft, there is also medical identity theft. Case in point, if you show up at the emergency room unconscious, and your medical identity has been compromised, they may kill you trying to save you by treating you for diabetes or heart disease that you don't have. Or is it simply all hype?

The theory here is the MIB file, or Medical Information Bureau. If all health records are centralized, and yours are stolen, the above scenario may be of concern. However, most doctors don't access the MIB reports, and not all Americans have a file. Although, there are companies out there ready to sell you insurance to protect yourself! You can review your file for free by calling 866-692-6901. Check it out and decide for yourself!

Resources: MONEY Magazine, 8/22/05 edition, online article by Pat Regnier.