

12/26/23

Dear Secretary,

My name is Shannon Lindoerfer. I am a seasoned CO Notary and respected Loan Signing Agent. The proposed laws—2.4.1, 2.4.1(a), 2.4.1(b), and 2.4.2—merit careful consideration. In my capacity, notarization is but a facet of a larger responsibility.

As Signing Agents, our commitment extends beyond the notary stamp. We navigate intricate real estate transactions, ensuring accuracy and completeness. The proposed changes, however, threaten the efficiency we currently maintain.

I align with LTAC's Option 1, 2.4.3, AND LRS's 2.4.4. These amendments acknowledge the intricate nature of our role and safeguard the quality of service we deliver. For clarity, they (the additions referenced above) are both listed below:

2.4.3 RULE 2.4 SHALL NOT APPLY TO SERVICES PROVIDED IN CONJUNCTION WITH THE BUSINESS OF TITLE INSURANCE, AS DEFINED IN C.R.S. 10-11-102(3), TO CLOSING AND SETTLEMENT SERVICES, AS DEFINED UNDER C.R.S. 10-11-102(3.5), OR TO SETTLEMENT SERVICES, AS DEFINED UNDER C.R.S. 10-11-102(6.7).

AND

2.4.4 RULE 2.4 SHALL NOT APPLY IN INSTANCES WHERE THE NOTARY IS ENGAGED IN A FLAT-RATE ARRANGEMENT. THESE CIRCUMSTANCES PERTAIN TO SITUATIONS WHEREIN THE NOTARY IS NOT DIRECTLY ENGAGED BY A CONSUMER. IN SUCH CASES, THE NOTARY PROVIDES SERVICES ENCOMPASSING NOTARIAL CERTIFICATES, WHERE THE FEE REMAINS CONSTANT AND IS NOT CONTINGENT UPON THE NUMBER OF NOTARIAL CERTIFICATES BUT RATHER IS INCLUSIVE WITHIN THE PREDETERMINED FEE STRUCTURE.

Respectfully,

A handwritten signature in black ink that reads "Shannon Lindoerfer". The signature is written in a cursive, flowing style.

Shannon Lindoerfer

