

12/26/23

Colorado Secretary of State
1700 Broadway, Suite 550
Denver, Colorado 80290

My name is Melissa Martinez and I'm a notary in the State of Colorado. I've been a notary full time for 4 years and perform notary work closing real estate transactions. I'm writing in regards and with concern of proposal laws 2.4.1, 2.4.1 a&b, and 2.4.2. As a notary I follow the laws of the State of Colorado. I'm a loan signing agent. This means I'm hired by title companies, attorneys and signing services in Colorado and throughout the United States. When I'm hired by any of these entities I'm paid a flat rate to print, notarize, drive and explain all documents to either a buyer or seller or party refinancing. My appointments have ranged from 30 minutes to 3 hours if we encounter any issues. We never know how many notarizations will be in the loan packages. Many times they are sent very close to the time set up with the clients or we go directly to the title companies where we will be handed the documents right at the appointment time set. Therefore, this new ruling will be very concerning for all parties involved including me as the notary, the title company, lenders and Realtors. This will require all parties to have everything in order at least a business day ahead. I am full time and am always on the road once the business day starts. If all parties are not able to convey how many notarizations we as the notary are completing we will not have any idea what to put on the invoice. Notarizations can range anywhere from 4 to 15 or more. This also depends on how many people are on the contract. This will be a huge problem if we get to closing and let all parties know we cannot start the appointment because we don't have the data to prepare an invoice. This will likely cause a dilemma for all parties as many times clients schedule time off of work, to get children from school and so many other scenarios. One of my other concerns is that the invoices will be all over the place and at times will show dollar amounts in the negative according to Colorado's fee per stamp of \$15.00 per notarization. As an example, I had a closing this month that I was paid a flat rate of \$100.00. I notarized 8 documents which is \$120.00 @ \$15.00 per notarization. In this case my invoice would show negative - \$20.00. This will be the case for all notaries performing loan closings as every title company and lender have a different amount of notarizations to be performed and fees are a flat rate per our clients. Per Land Title of Colorado's Exhibit A I would also ask that this law not apply to services provided in conjunction with the business of title insurance and closing and settlement services.

Thank you for your consideration.

Sincerely,

Melissa Martinez