

MERS® System Membership

Who are we?

MERSCORP Holdings, Inc. owns and operates the MERS System, a national electronic registry that tracks servicing rights and beneficial ownership interests in registered mortgage loans. MERSCORP Holdings is the parent company of Mortgage Electronic Registration Systems, Inc. (MERS).

The MERS System is the only national database that provides free public access to servicer information for registered home mortgages, complementing public land records. Homeowners can look up investor information for their mortgage at no cost and local governments use the system to identify parties responsible for maintaining vacant properties and addressing code violations.

MERS and the MERS System were created by the mortgage banking industry to modernize and streamline the mortgage process through electronic infrastructure. Beneficiaries include mortgage originators, servicers, lenders, investors, title companies, insurers, settlement agents, county recorders and consumers.

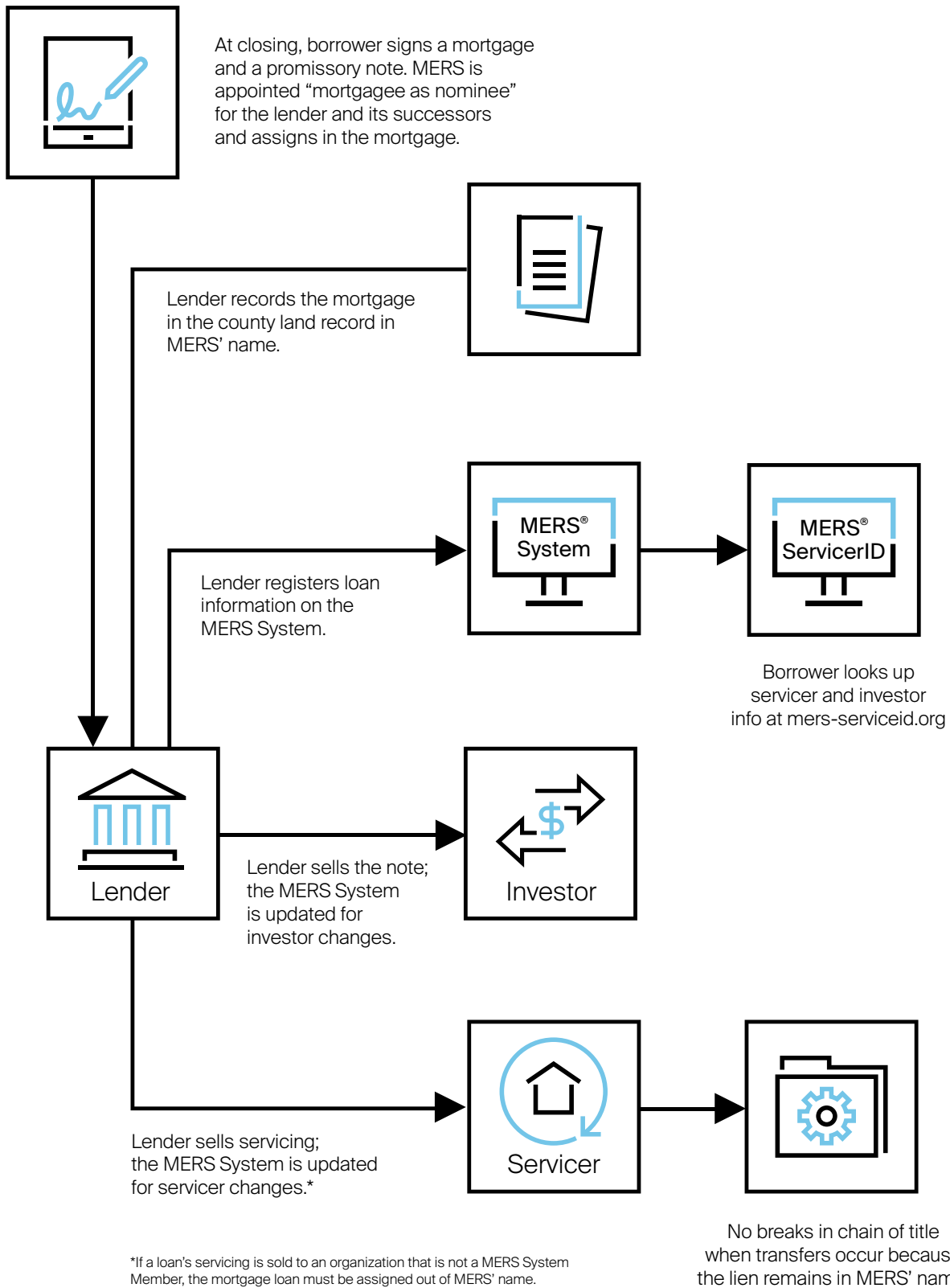
MERS acts as mortgagee in the county land records on behalf of the lender and servicer. Because MERS remains the mortgagee regardless of how many times servicing is transferred, future assignments of loans registered on the MERS System are not required. Loans where MERS serves as the original mortgagee, also known as MOM loans, are approved by Fannie Mae, Freddie Mac, Ginnie Mae, the Federal Housing Administration, the U.S. Department of Veterans Affairs, several state housing finance agencies and all major Wall Street rating agencies.

Benefits with MERS and the MERS System

- Reduces the cost of homeownership with savings on every loan
- Eliminates breaks in the chain of title
- Provides free servicer and investor lookup for homeowners, available by phone or online
- Helps lenders identify undisclosed liens
- Helps governments and code enforcement locate companies responsible for vacant and abandoned properties
- Simplifies lien releases when a lender goes out of business
- Increases efficiency in loan sales and servicing transfers in the secondary market
- Tracks each loan throughout its life using a unique Mortgage Identification Number (MIN)



How MERS works



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