

Consumer Alert  
from the Lynn Daily Item  
November 16, 2010

## LETTERS

### **Banks misleading on mortgage discharge fee**

To the Item Editor:

Recently, my office received numerous phone calls from people who have paid off their mortgage and had received notice from their lending institution notifying them that their discharge of mortgage needs to be recorded.

In their letter, the lenders inform the homeowner that they can either return the discharge document back to the bank for filing at the Registry of Deeds for a

fee of \$150, or the homeowner can file the discharge themselves at the Registry of Deeds. What they have failed to mention is the fact that the homeowner can easily file the discharge form for only \$75 instead of the \$150 being charged by the banks. I am calling upon the lenders to clarify this information in future mailings.

I'm writing to people in Essex County to notify them that they can file the discharge themselves by coming to the Registry of Deeds from 8 a.m.-4 p.m., Monday through Friday, or they can mail the discharge to us, and we will

record that document. Either way, the filing fee is \$75.00 not \$150.00. The Southern Essex District Registry of Deeds is located in Shetland Park, 45 Congress St., Suite 4100, Salem, MA 01970. If they have any questions, please contact my Customer Service Department, 978-542-1704 and they will be glad to assist you. Please also visit our website [www.salem-deeds.com](http://www.salem-deeds.com)

These are tough economic times we are all facing and a savings of \$75 is a lot of money!

**John L. O'Brien is the  
Southern Essex District  
Register of Deeds, Salem**