

# ATGF AGENT UPDATE



## Dear ATGF Agents:

Notice of ATGF's guidelines for clearing judgments in favor of the Office of Recovery Services ("ORS"), for child support payments. Pursuant to UCA 78-45-9.3; 62A-11-312.5; and 62A-11-313(1), ATGF requires these steps:

**All Transactions.** If you identify an ORS judgment lien with a balance on it, regardless of the balance (zero or an amount):

1. Show the judgment in Schedule B, Section 2 of the commitment/PR.
2. Include a Requirement in Schedule B, Section 1 as follows: Require that ORS issue an "X20A—Current Balance Letter" p the time of closing.
3. Pay any delinquencies identified in the X20A – Current Balance Letter (if any) at closing.
4. If there is a zero balance, an electronic satisfaction should have been filed or will be filed after closing.
5. Once the Seller conveys the property, future ORS judgments will only attach to property then owned by the Seller.
6. In **Refinancing** Transactions, the judgment could arise again. But it is only a judgment as of the date of the entry of the new delinquency.

We appreciate your loyalty and the great work you do. Let us know if you have any questions.

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