
 <p>MASSACHUSETTS TRIAL COURT</p>	<p align="center">APPROVAL REQUEST COVER SHEET (Registered Land Guideline No. 55)</p>	<p align="center">COURT USE ONLY</p>
<p>COURT DEPARTMENT LAND COURT</p>	<p>DIVISION TITLE EXAMINATION DEPT.</p>	<p>DATE</p>
<p>NAME OF PERSON MAKING REQUEST</p>		
<p align="center">Required for All Land Court Approval Requests:</p>		
<p><input type="checkbox"/> Fully executed document(s) for approval</p> <p><input type="checkbox"/> Attested copy of current Certificate of Title/Memorandum of Unit Ownership <i>(If the current Certificate/Memorandum is not yet prepared, submit: (1) a copy of the Deed into the current record owner, (2) an attested copy of the last prepared Certificate/Memorandum, and (3) a printout of current encumbrances.)</i></p>		
<p align="center">Types of Approval Requests and Supporting Documentation:</p>		
<p><input type="checkbox"/> Fiduciary Deed</p>	<p>For fiduciary deeds under probate decree/license or power of sale in the Will, submit documents set forth in Chief Title Examiner Memorandum, dated October 31, 2019, https://www.mass.gov/memorandum/memo-land-court-guideline-14-death-the-effect-of-death-upon-registered-land-titles.</p> <p>For fiduciary deeds supported by other probate decrees, see Guideline No. 55 (https://www.mass.gov/doc/land-court-guidelines-on-registered-land/download), Section 1.</p>	
<p><input type="checkbox"/> Trust Document</p>	<p>Submit:</p> <ol style="list-style-type: none"> Trust and all amendments, appointments, and acceptances; Schedule of beneficiaries and all amendments; and Certificates of death for deceased trustees, if applicable. <p>See Guideline No. 55, Section 6 (successor trustees/removals) and Guideline No. 62 (expired trusts) (https://www.mass.gov/doc/land-court-guidelines-on-registered-land/download).</p>	
<p><input type="checkbox"/> Mortgage Discharge/ Affidavit per G.L. c. 183, § _____ (specify section and, if applicable, subsection)</p>	<p>Submit:</p> <ol style="list-style-type: none"> Mortgage and all assignments; Authority documents (e.g., power of attorney), if applicable; and All documentation required by statute specified (e.g., G.L. c. 183, § 54B; G.L. c. 183, § 54C; G.L. c. 183, § 55(g)). 	
<p><input type="checkbox"/> Pre-/Post- Foreclosure Affidavit</p>	<p>For pre-foreclosure affidavits pursuant to G.L. c. 244, §§ 35B, 35C, approval is only required if the record owner is deceased.</p> <p>For post-foreclosure <i>Eaton</i> affidavit requests, submit:</p> <ol style="list-style-type: none"> Power of attorney, if applicable; Foreclosure deed and affidavit of publication; Servicemembers Civil Relief Act judgment; and Affidavits pursuant to G.L. c. 244, §§ 35B, 35C. 	
<p><input type="checkbox"/> Order of Notice</p>	<p>Approval is only required if the record owner is deceased. If so, submit:</p> <ol style="list-style-type: none"> Mortgage; and Supporting documentation to establish heirs/devisees (e.g., probate documents or letter of diligent search and obituary). 	

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Types of Approval Requests and Supporting Documentation (Continued):			
<input type="checkbox"/> Bankruptcy Motion to Avoid Judicial Lien	Submit certified/attested copies of: <ol style="list-style-type: none"> 1. Motion to avoid judicial lien with certificate of service; 2. Order granting motion to avoid judicial lien; 3. Bankruptcy docket showing no appeal of order; and 4. Documentation establishing that notice requirements of Guideline No. 55, Section 2 are satisfied (e.g., docket). 		
<input type="checkbox"/> Other Bankruptcy Document (e.g., regarding sale, lease) (specify below):	Submit certified/attested copies of: <ol style="list-style-type: none"> 1. Order approving sale, lease, etc.; 2. Notice of intended sale, lease, etc.; 3. Motion to approve sale, lease, etc.; and 4. Documentation establishing that notice requirements of Guideline No. 55, Section 2 are satisfied (e.g., docket). 		
<input type="checkbox"/> Other Approval Request (specify below):	Select this document type for approval requests that do not fall into the other categories above, including (but not limited to): <ol style="list-style-type: none"> 1. Pension funds, where acting as mortgagee (mortgage holder); 2. Exception deed as permitted pursuant to Guideline No. 18 (https://www.mass.gov/doc/land-court-guidelines-on-registered-land/download); 3. Partition commissioner's deed; 4. Auctioneer's deed; 5. Letters of conservatorship for protected person; and 6. Receivership deeds. 		
ADDITIONAL DOCUMENTATION MAY BE REQUESTED UPON REVIEW OF SUBMISSION.			
NAME (ATTORNEY OR PERSON MAKING REQUEST)		B.B.O. NUMBER (IF APPLICABLE)	
FIRM OR AGENCY NAME (IF APPLICABLE)		OFFICE OR HOME PHONE NUMBER	
STREET ADDRESS	APT/UNIT #	CELL PHONE NUMBER	
CITY/TOWN	STATE	ZIP CODE	E-MAIL ADDRESS
DATE	SIGNATURE		

Assigned Title Examiner Initials: _____

Result: _____ Approved _____ Rejected