



THE LAW OFFICE  
of  
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## RECORDED DEED NOTICES: WHAT HOMEOWNERS NEED TO KNOW

RECEIVED A LETTER ABOUT YOUR "RECORDED DEED"?

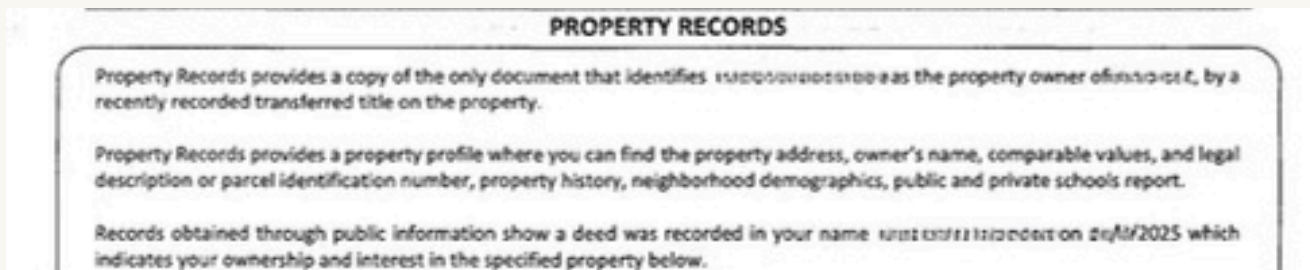
If you recently purchased a home, you may receive official-looking mail claiming you must purchase a copy of your recorded deed or property record for a fee—often \$125 or more.

**These letters can look urgent and legitimate.**

They are not required and not sent by the county or the Commonwealth of Massachusetts.

### What These Letters Usually Include:

- Your name and property address
- References to a "Recorded Deed," "Grant Deed," or "Property Records"
- A "Respond By" date
- Language implying ownership verification or protection
- A service or processing fee
- Fine print stating the sender is not affiliated with a government agency



**The design is intentional—it creates urgency where none exists.**

WORCESTER COUNTY PUBLIC INFORMATION					
Legal Property Address: 123 Main St, Worcester, MA 01440					
Property ID:	1234567890123456	Year Built:	1900	Land Value:	\$65,900
Purchase or Transfer Date:	01/15/2025	Lot Sq. Ft:	5445 SF	Improvement:	\$155,000
Sale Amount:	\$295,000	Square Feet:	1426 SF	Assessed Value:	\$220,900
Document Number:	01/15/25	Pool:	N/A	Property Type:	N/A



## The Key Fact Homeowners Should Know

In Massachusetts:

- Your deed is **automatically recorded** at closing
- Your ownership is **already legally secure**
- You are **not required** to purchase anything after closing
- You do **not** need a third-party service to confirm ownership

## Why These Notices Are Misleading

Although disclaimers are included, they are often buried in fine print.

The overall presentation is designed to:

- Mimic official government notices
- Create a false sense of urgency
- Suggest something is missing or incomplete
- Charge premium fees for public information



PROPERTY RECORDS IS NOT AFFILIATED WITH THE COUNTY IN WHICH YOUR DEED IS FILED IN, NOR AFFILIATED WITH ANY GOVERNMENT AGENCIES. THIS OFFER SERVES AS A SOLICITING FOR SERVICES AND NOT TO BE INTERPRETED AS BILL DUE. THIS PRODUCT OR SERVICE HAS NOT BEEN APPROVED OR ENDORSED BY ANY GOVERNMENTAL AGENCY, AND THIS OFFER IS NOT BEING MADE BY AN AGENCY OF GOVERNMENT. THIS IS NOT A BILL THIS IS A SOLICITATION YOU ARE UNDER NO OBLIGATION TO PAY THE AMOUNT STATED, UNLESS YOU ACCEPT THIS OFFER.

## Are These Letters Illegal?

Not necessarily. But legal does not mean necessary, recommended, or appropriate. You are not missing anything—and you do not need to respond.

Consumer protection agencies routinely warn homeowners to be cautious of solicitations that imply legal obligation without clearly stating otherwise.

## What to Do If You Receive One

- ✓ Do not send payment
- ✓ Do not assume the notice is required
- ✓ Read the fine print—it will usually say it is a solicitation
- ✓ Contact your closing attorney if you are unsure

## How to Get Your Deed the Right Way

Visit your county Registry of Deeds website

1. Search by name, address, or document number
2. Download a copy—often the same day—for a minimal fee

