WHY DOES THE CIVIL LAW NOTARY BRING AN ESSENTIAL CONTRIBUTION TO SECURING LAND REGISTRATION?
IF A GOOD REGISTRATION IS MISSING:

- RIOTS
- MURDERS
- BANKRUPTCIES
A secure registration system is

with or the notary?

without
OK, but not alone!
COMPLIANCE WITH LEGAL CULTURE
THE ROLE OF THE CIVIL LAW NOTARY

• Control of identities
• Control of legal capacity
• Control of the legal situation of the immovable
• Control of existing mortgages
• Control of bank’s requirements
EXCLUSIVELY WITH NOTARIES

• DATA AFFIRMATION

• ENFORCEABILITY

• PROBATIVE EVIDENCE

• PRESERVATION OF ORIGINAL DEEDS

©michel merlotti 2010
Who fears the Notary?

• *those who do not know the civil law system*

• *those who believe that the electronic can replace the notary*

• *those who think that the Nordic mentality and honesty are export goods*
Who fears the Notary?

- Credit agencies

- those who have not read the first page of the NY Times, Oct. 4, 2010 (Three assignments of claims signed by the same name, but initialed by three different people...)
“The result can be seen in the stream of reports of colossal foreclosure mistakes: multiple banks foreclosing on the same borrower; banks trying to seize the homes of people who never had a mortgage or who had already entered into a refinancing program”

New York Times, Oct. 30 2010 by Yves Smith

MANDATORY USE OF NOTARIES REALLY UNNECESSARY?
AND TO CONCLUDE

IS THIS PERMANENT FIGHT BETWEEN REGISTRATORS AND NOTARIES USEFUL FOR THE « REFORM COUNTRIES »?

WHO IS FEARING WHO?
TOWARDS A PARTNERSHIP?