# Mortgage Documents

**MERS Mortgage Assignment (MAINE) - Single Family - Fannie Mae Uniform Instrument (Form 3749)**

**Type of Instrument Instrument Revision Date**

Assignment of Mortgage 07/2021

**Instrument Last Modified Summary Page Last Modified**

N/A N/A

**Printing Instructions**

The PDF document must be printed on letter size paper, using portrait format.

**Use This Document For**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| State | Lien Type | Product Type | Property Type | Occupancy Type |
| **MAINE** | **First** | **All** | **All, except cooperatives** | **All** |

**Authorized Changes**

The following changes MAY be made to this document at the lender’s option or MUST be made under certain circumstances only:

1. Lenders MAY place the acknowledgement on a separate page.
2. Lenders MAY make any additional modifications that are required to comply with county recording requirements, including the addition of “Prepared By \_\_\_\_\_\_\_\_” to indicate the name of the person preparing the document.
3. Lenders MAY add the MERS Mortgage Identification Number (MIN) to the Assignment Form.

**Other Pertinent Information**

1. The “MERS as Original Mortgagee” authorized change to the Maine security instrument (Form 3020) is suspended as of January 1, 2018. Mortgage loans to be registered with MERS with a note date on or after January 1, 2018, and for which the security property is located in the state of Maine, must be documented using this MERS Mortgage Assignment (MAINE) Form 3749, along with the standard Maine mortgage (Form 3020). **This assignment form may not be used in conjunction with a Maine mortgage form that has been modified to include the MERS-as-Original-Mortgagee authorized change.**
2. Lenders may execute the assignment contemporaneously with the Borrower’s execution of the mortgage or after the Borrower’s execution of the mortgage; however, the mortgage and assignment must be recorded separately in the correct order, with the mortgage recorded prior to the assignment. The assignment should be recorded as soon as possible after the mortgage is recorded, but no later than 3 business days after the mortgage has been recorded.

Example 1. Where the mortgage is physically recorded at the registry, the person recording the mortgage will need to first record the mortgage, wait for the clerk to return the recording information, insert the book and page number by hand on the assignment, and then record the assignment. Alternatively, the assignment may be recorded no later than 3 business days after the mortgage has been recorded.

Example 2. If the mortgage and assignment are being recorded electronically, the mortgage would be recorded in an initial document upload and then the assignment would be uploaded separately after the recording information for the mortgage becomes available and can be filled in by hand or typed on the assignment.