

Definition

A Successor in Interest is someone who has received an ownership interest in a property, even if they are not obligated to repay the debt. In other words, they are individual(s) who may have inherited or had a property transferred to them with no requirement to pay for the property.

Frequently Asked Questions

Question – How do I know if I qualify as a Successor in Interest?

Answer – Check the list below. You may qualify as a Successor in Interest to a property if the property was transferred to you through any of the following situations:

- Due to death of a joint tenant or tenant by the entirety
- From a relative due to death of the borrower
- From a spouse or child of the borrower
- From a divorce decree, legal separation agreement, or settlement agreement by the spouse of the borrower
- Through a living trust

Question – Will I need to provide any documentation?

Answer – Yes. See below.

Question – What documentation should I provide?

Answer – You will need to provide your personal identification, plus any required documentation demonstrating the property transfer.

Question – Are original documents required, or are photocopies acceptable?

Answer – Legible photocopies of documents are fine.

Question – Once confirmed as the property's Successor in Interest, what happens next?

Answer – BECU can send communications and provide information on the status of the property's loan.

Question – Who else has the right to receive information on the loan?

Answer – If the property is part of a deceased person's estate, a trustee or a fiduciary of that estate may also have the right to receive loan information on the property.

Question – If I am an owner of the property, does that make me liable for making payments?

Answer – Not exactly. You can still be an owner of a property and not liable for making payments. However, the loan can go into default. If no payments are made on the loan, its default status could affect your ownership of the property.

Question – Is it possible for me to become financially responsible for the loan on the property?

Answer – It depends on the type of loan that encumbers the property. Please refer to the “Who to Contact for Assistance” section of this packet for specific contact information, details, and options for the type of loan on the property.

Question – How can I tell if the loan is current?

Answer – After you are confirmed as a Successor in Interest, BECU can provide limited information on the loan status.

Question – Where can I get a copy of the recorded deed for the property?

Answer – Request a copy with the county recorder’s office (e.g., the King County recorder’s office).

Required Document Examples

Listed below are examples of documents BECU may require to confirm a potential Successor in Interest. Examples provided are meant to illustrate what documents are generally required in each situation; however, additional documents may be required upon request.

Transfer due to death of a joint tenant or tenant by the entirety

- Original or legible photocopy of the borrower’s certified death certificate
- Letters of testamentary (if applicable)
- A court-authenticated will stating to whom the property is bequeathed

Transfer to a relative from the death of the borrower

- Original or legible photocopy of the borrower’s certified death certificate
- Legal documentation stating relationship between requesting party and decedent (examples: birth certificates, marriage certificates, adoption papers)

Transfer to spouse, parent or child of the borrower

- Document showing proof of relationship to borrower
- Copy of the most recent deed stating a transfer of title to relative of borrower

Transfer from a divorce decree, legal separation agreement, or settlement agreement by the spouse of the borrower

- Marriage certificate
- Final divorce decree and/or
- Final settlement agreement

Transfer through a living trust

- Certification of trust
- Trust agreement

Who to Contact for Assistance

HOME EQUITY TERM LOANS as a result of divorce, legal separation agreement, or settlement agreement by the spouse of a borrower:

1. Contact the BECU Consumer Loan Servicing department at **206.805.5519**
2. Provide the following:
 - Completed Successor-in-Interest information sheet (provided below)
 - Copy of the Successor in Interest's current government-issued identification
 - Supporting documents
3. Mail the above to:
BECU MS 1080-2
Attention: Consumer Loan Servicing
PO BOX 97050
Seattle, WA 98124
4. Contact the BECU Consumer Loan Servicing department with any questions

HOME EQUITY TERM LOANS as a result of death of a borrower:

Mail documents to:

BECU MS 1094-2
Attention: Account Servicing
PO BOX 97050
Seattle, WA 98124

MORTGAGE LOANS as a result of divorce, legal separation agreement, settlement agreement by the spouse of a borrower or as a result of death of a borrower:

Contact BECU Mortgage Servicing at **877.747.2328** and a representative will assist you with your request.



Successor in Interest Information Sheet

Please complete the following information and include with your request.

Date

Enter today's date.

Name of Successor in Interest / Requestor

Enter your name as the successor in interest who is making this request.

Mailing Address

Enter your mailing address.

Email Address

Enter your email address.

Phone Number

Enter your phone number.

Relationship to Member(s)

Enter your relationship to the BECU member(s).

Property Address

Enter the address of the property.

Loan Number (If Available)

Enter the loan number, if available.