

## **United Trustees Association Code of Ethics**

The Trustee, under a Deed of Trust, is the instrumentality through which foreclosure and reconveyance activity is effected. The responsibilities and obligations undertaken in such actions are of the utmost importance. All United Trustees Association members (UTA Member(s)), therefore should strive to maintain and improve the standards of their calling, as well as sharing with their fellow members a common responsibility for integrity and honor.

All member classes identified in the Bylaws of the United Trustees Association pledge to observe the spirit of, and to conduct their business in accordance with, the following Code of Ethics.

### **Article I**

A UTA Member shall conduct trustee business in a professional manner, keeping himself informed as to statutes, regulations and common provisions of notes and security instruments relating to nonjudicial foreclosures and to the reconveyance process, as well as other matters relating to the trustee profession in which he participates.

### **Article II**

Protection of the public against fraud, misrepresentation and unethical practices in the trustee profession shall be uppermost in the mind of the UTA Members and the UTA Member shall report such fraud, misrepresentation or unethical practices to the appropriate government entity.

### **Article III**

Much of the information contained in a trustee's file is confidential and should not be revealed or disclosed to any person not entitled to such information, except where such information is disclosed with the consent of an entitled person or is required to be revealed by subpoena or process of law.

### **Article IV**

A UTA Member shall not be a party to the falsification of any of the facts relative to a nonjudicial foreclosure or reconveyance.

### **Article V**

A UTA Member shall not engage in activities that constitute the unauthorized practice of law and should never hesitate to recommend that parties seek independent legal counsel in connection with a nonjudicial foreclosure or reconveyance.

### **Article VI**

A UTA Member shall act in conformity with all applicable laws, regulations and terms of the security agreement and shall cooperate, without being required to waive any legal rights he may have, with all government agencies.

#### **Article VII**

If a UTA Member is charged with unethical practices, he shall place all pertinent facts before the proper tribunal of the State or Regional Association to which he/she belongs for investigation or decision.

#### **Article VIII**

A UTA Member shall never knowingly provide false information with respect to a fellow UTA Member nor shall he disparage the professional practice of a competitor or volunteer an opinion of the competitor's services for the purpose of obtaining a competitive advantage.

#### **Article IX**

A UTA Member shall assist to the best of his abilities in furthering the work and goals of UTA and willingly share lessons of his study and experience with his fellow members.

#### **Article X**

A UTA Member shall maintain all monies received on behalf of others in a prudent and identifiable manner and shall disburse these funds to the persons entitled thereto or, if the persons entitled thereto cannot be reasonably determined, as provided by law.

#### **Article XI**

A UTA Member shall not discriminate on the basis of race, color, sex, religion, marital status, national origin or age in conducting trustee business.

#### **Article XII**

A UTA Member shall cooperate with Regional or State board of directors or duly appointed committee of either board, in furnishing information relating to any UTA investigation of alleged violations of the Bylaws and/or of these Code of Ethics.

#### **Article XIII**

In the best interest of the trustee profession, UTA Members, and of society, a UTA Member shall be loyal to the State and Regional Associations and shall actively participate in these associations' work and conform to the Bylaws of and Code of Ethics of the State and Regional Associations.