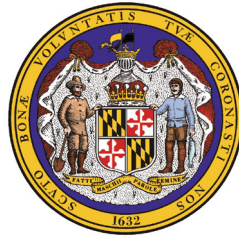


If you or someone
you know is having trouble
making mortgage payments,
call toll free: 1-877-462-7555
or visit www.mdhope.org

If you or someone you know
has been a victim of mortgage
fraud or a foreclosure rescue
scam, call toll free:
1-888-784-0136



Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor

Thomas E. Perez
Secretary
Department of Labor,
Licensing and Regulation

Sarah Bloom Raskin
Commissioner of
Financial Regulation



MARYLAND

Department of Labor,
Licensing and Regulation

**YOUR RIGHTS
AND
PROTECTIONS
UNDER
MARYLAND'S
NEW
FORECLOSURE
LAWS**

Know Your Rights

With more and more homeowners facing foreclosure in Maryland, Governor Martin O'Malley recently signed into law a number of measures to give homeowners protections and keep them from losing their homes to foreclosure.

These laws are intended to protect you from fraud, and to give you more time to find solutions and avoid foreclosure.

For many homeowners, the idea of foreclosure is so devastating, they ignore the situation and wait to do anything until it's too late.

If you are having trouble making your payments, or if you're facing foreclosure, DON'T WAIT! Contact your lender immediately.

For more information on your options call 1-877-462-7555 or visit www.mdhope.org to get help.

The Foreclosure Process

- On April 4, 2008, Maryland's new foreclosure process became law.
- Under the new law, your lender must send you a notice of their intent to foreclose at least 45 days before filing a foreclosure action in court.
- A foreclosure action cannot be filed in court until at least 90 days after you default on your loan.
- You must be personally served with court papers when the foreclosure action is filed. If your lender tries to personally serve you the papers but is unsuccessful, the lender may serve you the papers by posting them on your property and mailing them by certified mail.
- Your lender must wait 45 days after you are served with the court papers before selling your home at auction.
- Your lender must publish a notice of sale in a newspaper three times before the sale takes place.
- You have the right, up until one business day before the auction, to pay any overdue payments, late fees and charges to stop the foreclosure sale.

Fraud and Scams

- Mortgage fraud is a serious crime in Maryland. Mortgage fraud can include any misrepresentation or omission of information during the mortgage process. Anyone who commits mortgage fraud can be fined or sent to jail.
- You have the right to sue those who commit fraud against you during the mortgage transaction.
- Beware of situations that involve someone advertising, sending an e-mail, or coming to your door offering a "way out" or "rescuing you from foreclosure." These "rescue scams" are illegal.
- Example: A person will tell you, the only way to avoid foreclosure is to sign over the deed to your home. They will say that you can remain in the home as a renter, and buy it back later. In reality, they strip your home of its equity and stop making payments. You get evicted from the property and lose your home!

If you think you've been the victim of mortgage fraud or a victim of a rescue scam call the Department of Labor, Licensing and Regulation at 1-888-784-0136.