



WASHINGTON LAWYERS' COMMITTEE
FOR CIVIL RIGHTS AND URBAN AFFAIRS

March 18, 2014

VIA FIRST CLASS MAIL AND E-MAIL

Senator Brian E. Frosh, Chair
Judicial Proceedings Committee
2 East, Miller Senate Office Building
11 Bladen Street
Annapolis, MD 21401

To Senator Frosh:

I am writing in support of House Bill 595. I am an attorney at the Washington Lawyers' Committee for Civil Rights and Urban Affairs ("WLC"), where I represent homeowners, particularly in Prince George's County, Maryland, who have been victimized by foreclosure rescue and loan modification scams. Foreclosure rescue and loan modification scam companies prey on desperate homeowners struggling to make their mortgage payments by falsely assuring them that they will save their homes from foreclosure in exchange for significant upfront fees. After accepting the upfront fees, the loan modification companies often fail to successfully obtain loan modifications for their customers, leaving homeowners in an even worse position. Many scam victims discover that they have been scammed too late to save their homes and lose their homes to foreclosure.

House Bill 595 is critically important to helping homeowners at risk of foreclosure in Maryland because it allows non-profits to offer a real option for homeowners to save their homes. It enables organizations like Boston Community Capital to buy homes through short sales and post-foreclosure and re-sell the homes to their original homeowners at an affordable rate, enabling homeowners to save their homes and avoid homelessness. This option is desperately needed in Prince George's County, where foreclosure rates continue to soar and where foreclosure rescue companies continue to take advantage of desperate homeowners who currently have limited options.

In short, House Bill 595 has the potential to provide real foreclosure relief to numerous Maryland homeowners, and we strongly encourage your support.

Sincerely,

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