

[Toxic Transactions: How Land Installment Contracts Once Again Threaten Communities of Color](#)

September 15, 2016

Speakers: Odette Williamson, National Consumer Law Center and **Sarah Bolling Mancini**, National Consumer Law Center

Land installment contracts, also known as “contracts for deed,” have long been a poor replacement for mortgage loans in credit-starved communities. In these transactions, the purchaser is required to take on all the obligations of homeownership, while making monthly payments to the seller, but can be evicted like a tenant for missing a single payment. Now, Wall Street-backed investors are using these transactions to turn a profit off the glut of foreclosed homes around the country.

In this webinar, we discussed NCLC's recent report documenting this trend, Toxic Transactions, highlight possible defenses to these predatory contracts, and give the framework for a proposed regulation that would stop the abuses of this shadow housing market that is draining equity from communities of color.



**Note: Due to technical difficulties this recording is delayed. Video begins about 5-10 minutes into the first part of the presentation.*

[Discrimination in the Manufactured Housing Industry: An Inside Look at Abusive Lending and Collection Practices by the Nation's Largest Mobile Home Company](#)

A recent article by the Seattle Times and BuzzFeed News has exposed discriminatory practices by the nation's largest manufactured housing company, Clayton Homes and its lending subsidiaries Vanderbilt Mortgage and 21st Mortgage. The article alleges that borrowers of color were steered into higher-rate loans, rushed at loan closing, charged substantially higher rates, on average, than white borrowers, and subject to abusive collection practices when the loans defaulted. Customers

lost their homes, thousands of dollars in down payments, and ancestral homeland put up as collateral to back the loans.



Speakers: **Congressman Keith Ellison**, Minnesota's 5th District, and the authors of the report, **Daniel Wagner of BuzzFeed News** and **Mike Baker of the Seattle Times** for a discussion. "[Minorities Exploited by Warren Buffet's Mobile Home Empire](#)".



Event Properties

Event Date 2016-03-22 15:00:00

Event End Date 2016-03-22 16:30:00

Cut off date0000-00-00 00:00:00

[Discovery: Getting the Information You Need](#)

Discovery plays a key role in mortgage litigation. The focus on this program will be on what information is available from mortgage servicers and other possible parties, but we'll also touch on electronic (ESI) discovery and protective orders.

Presenters: **Kai Richter** (Nichols Kaster, PLLP) and **Tara Twomey** (National Consumer Law Center)

This Webinar is provided by the National Consumer Law Center and the Legal Assistance Foundation (LAF) of Chicago with a grant from the Office of the Illinois Attorney General. For more information email Lauren Mahoney at lmahoney@nclc.org



[Part 1: Litigation and Other Strategies to Help Reverse Mortgage Surviving Spouses](#)

Advocates representing widows or widowers that were left off of a reverse mortgage loan taken out by their spouses have been struggling to keep foreclosure at bay. While the Plunkett litigation is ongoing, HUD has long promised a solution addressing this issue for all non-borrowing spouses. With the issuance of Mortgagee Letter 2015-03, it is clear that for most surviving spouses, HUD is extending only the "Mortgagee Optional Election," wherein the mortgage servicer may assign the mortgage to HUD only if the spouse passes the Principal Limit Factor test. However, surviving spouses who have obtained a court order declaring the HUD regulation invalid as to them have been offered the alternative "Hold Election," where the servicer can delay foreclosure indefinitely and then assign the loan to HUD when it reaches 98% of the Maximum Claim Amount. This alternative does not require a spouse to pass the Principal Limit Factor test. Hear from attorneys who are litigating these cases about crafting pleadings, litigation strategy, and opportunities to resolve these cases in a way that keeps widows in their homes. We will also explain how to calculate the Principal Limit Factor test in order to determine whether the Mortgagee Optional Election is a viable option for your client.

Presenters: Sarah Bolling Mancini (National Consumer Law Center), Odette Williamson (National Consumer Law Center), Rachel Scott (Atlanta Legal Aid Society, Inc.)

Additional sponsorship for this Webinar is provided by a grant from the Administration on Aging/Administration for Community Living. This webinar is part of a series of National Elder Rights Training Project webinars for the National Legal Resource Center.



[Limiting Confidentiality in Mortgage Litigation](#)

Confidentiality issues in mortgage litigation arise frequently. From the early stages of discovery through final settlements, lenders and servicers routinely ask practitioners and clients to keep secrets. But, do these requests go too far? Does the servicers protective order sweep too broadly? Are you putting yourself and your client at risk when you agree to confidential settlements? Are court records or trial exhibits being sealed from public view? This webinar will cover these questions and more as we look at limiting confidentiality in foreclosure defense litigation.

Presenters: Jennifer Wagner, Mountain State Justice; Leslie Bailey, Sarah Belton, Public Justice

Housing advocacy center, the National Housing Law Project, and its project partners, Western Center on Law & Poverty, the National Consumer Law Center, and Tenants Together (the HBOR Collaborative) provide free assistance to CA consumer attorneys on the states new Homeowner Bill of Rights (HBOR) and other state and federal foreclosure-related laws. The HBOR Collaboratives free services include education, advocacy, technical assistance, litigation support, a listserv for attorneys, and extensive web-based attorney resources.

The HBOR Collaborative also provides internet webinars and live trainings in areas throughout CA. Past webinar materials are archived on our website. To learn more about CA HBOR, access HBOR resource materials, and to register for this and any future trainings, consumer attorneys should go to <http://calhbor.org/>. Consumer attorneys can also contact HBOR collaborative staff for individual assistance with questions and cases via our webpage.

The HBOR Collaborative and its services, including this free training for attorneys, are funded by a grant from the Office of the Attorney General of California from the National Mortgage Settlement to assist CA consumers.

Client Concerns handout: [Confidentiality Agreements: Should You Agree to Secrecy?](#)



[Who Owns the Note?: A Securitization Primer](#)

Since the turn of the century, the majority of residential loans have been securitized with the mortgage loans being transferred numerous time as they move through the securitization process. This session will delve into the Uniform Commercial Code–articles 1, 3 and 9–to figure out whether loans were properly transferred between parties and who really owns the note.

Presenters: Tara Twomey (National Consumer Law Center)

This webinar is made possible by the Arizona Attorney Generals Office with funding from the National Mortgage Settlement.



[Saving Homes in Bankruptcy](#)

Bankruptcy is one of the most effective tools for preventing foreclosure. From the automatic stay to the ability to cure mortgage arrears, bankruptcy can help save homes. But the power of bankruptcy goes beyond these two critical provisions. Any advocate working to preserve homeownership needs to know what bankruptcy can and cannot do for clients in financial distress. We will highlight the various ways in which bankruptcy can help clients keep their homes.

Presenters: Sarah Bolling Mancini and Tara Twomey, National Consumer Law Center

San Francisco-based housing advocacy center, the National Housing Law Project (NHLP), and its project partners, Western Center on Law & Poverty, the National Consumer Law Center, and Tenants Together (the HBOR Collaborative) provide free assistance to California consumer attorneys on the states new Homeowner Bill of Rights (HBOR) and other state and federal foreclosure-related laws. The HBOR Collaboratives free services include education, advocacy, technical assistance, litigation support, a listserv for attorneys, and extensive web-based attorney resources.

The HBOR Collaborative also provides internet webinars and live trainings in areas throughout California. Past webinar materials are archived on our website. To learn more about California HBOR, access HBOR resource materials, and to register for this and any future trainings, consumer attorneys should go to <http://calhbor.org/>.

Consumer attorneys can also contact HBOR collaborative staff for individual assistance with questions and cases via our webpage: <http://calhbor.org/>.

The HBOR Collaborative and its services, including this free training for attorneys, are funded by a grant from the Office of the Attorney General of California from the National Mortgage Settlement to assist CA consumers.



[Getting Loan Mods for Successors: Saving the Family Home After a Death or Divorce](#)

After a death in the family or a divorce, financial hardship often follows. The heir or ex-spouse trying to save the home from foreclosure may not have been an original borrower on the mortgage loan. Mortgage servicers sometimes refuse to provide any information or claim that such a non-borrower cannot apply for a loan modification. This webinar will cover the law surrounding loan assumption and modification and specific rules from Fannie, Freddie, HAMP, and FHA that may help. We will provide advocacy tips and also discuss litigation strategies.

Presenters: Sarah Bolling Mancini, Of Counsel, National Consumer Law Center

Additional sponsorship for this Webinar is provided by a grant from the Administration on Aging/Administration for Community Living. This webinar is part of a series of National Elder Rights Training Project webinars for the National Legal Resource Center.



[Download Presentation](#)



[Download Recording](#)

[Medley of Mortgage Issues](#)

Medley of Mortgage Issues: In this webinar, our presenters will provide updates on various mortgage-related programs including FHA loss mitigation, new reverse mortgage rules, the applicability of the ATR rule for successors in interest, deficiency judgments, and an overview of the latest mortgage servicing rules proposed by the CFPB.

Presenters: Geoff Walsh and Odette Williamson, National Consumer Law Center. Moderated by Tara Twomey, National Consumer Law Center.

This Webinar is provided by the National Consumer Law Center and the Legal Assistance Foundation (LAF) of Chicago with a grant from the Office of the Illinois Attorney General.



[Download Presentation](#)



[Download Recording](#)

[Saving the Family Home After Death or Divorce](#)

The family home is often viewed as a pillar of stability and economic well-being. But, death and divorce are two events that can rock families to their core. These events are often coupled with financial distress and can lead to the loss of the home. Mortgage servicers treatment of surviving spouses and divorcees too frequently exacerbate an already difficult situation. The refusal to provide information or consider successors in interest for loan modifications can quickly push a struggling family down the road to foreclosure. This webinar will cover the law surrounding assumption and loan modifications after the death or divorce of the borrower, and we will discuss practice tips for working with mortgage loan servicers in these situations.

Presenters: Tara Twomey (National Consumer Law Center)

This webinar is made possible by the Arizona Attorney Generals Office with funding from the National Mortgage Settlement.



[Download Presentation](#)



[Download Recording](#)