

# General Mortgage Servicing Policy Analysis

## Testimony and Comments

- Letter from Coalition Regarding Standards for Attorney General and Federal Agency Settlement with Mortgage Servicers, August 24, 2011
- Comments on Credit Risk Retention by National Consumer Law Center and National Association of Consumer Advocates to the U.S. Department of Treasury, August 1, 2011
- Bank Agency Settlement Statements Make No Meaningful Progress Towards National Servicing Standards, May 2011
- The Need for National Mortgage Servicing Standards, Testimony of Diane Thompson Before the United States Senate Subcommittee on Housing, Transportation, and Community Development, May 12, 2011  
Ms. Thompson's answers to the questions posed by Senator Menendez
- **Foreclosure Mediation Programs: Can Bankruptcy Courts Limit Homeowner and Investor Losses?** Testimony of John Rao before the Senate Committee on the Judiciary, Feb. 2011
- Answers for the Record before the Senate Committee on Banking, Housing, & Urban Affairs regarding **Problems in Mortgage Servicing From Modification to Foreclosure**, November 2010 hearing
- Testimony before the Senate Committee on Banking, Housing, & Urban Affairs regarding **Problems in Mortgage Servicing From Modification to Foreclosure**, November 2010
- Comments to the Federal Reserve Board re Truth in Lending - Interim Rule Requiring Notice to Consumers by Owners of Mortgage Loans, January 2010
- Testimony of John Rao before Senate Judiciary Subcommittee: **Mortgage Modifications During the Foreclosure Crisis: Is There a Role for Bankruptcy Courts?**, August 2009
- Comments to the Federal Trade Commission regarding Advance Notice of Proposed Rulemaking: Mortgage Acts and Practices Rulemaking, July 2009
- Testimony before the Senate Subcommittee on Administrative Oversight and the Courts of the Committee on the Judiciary: **The Worsening Foreclosure Crisis: Is It Time to Reconsider Bankruptcy Reform?**, July 2009
- Testimony of Diane Thompson before the Senate Committee on Banking, Housing, & Urban Affairs: **Preserving Homeownership: Progress Needed to Prevent Foreclosures**, July 2009
- Testimony of Tara Twomey before the House of Representatives Committee on Financial Services on the **Implementation of the HOPE for Homeowners Program and a Review of Foreclosure Mitigation Efforts**, September 2008
- Failed Regulatory Policy, Not Low Income Housing, Cause of Mortgage Crisis, October 2008

## Reports and Press Releases

- Issue brief: USDA Should Modernize Mortgage Protections: Four Long-Overdue Policy Changes to Limit Rural Foreclosures, April 2019
- Model State Law on Mortgage Servicing: An Outline, Jan. 2011
- Servicers Continue to Wrongfully Initiate Foreclosures, December 15, 2010
- Press Release: **Robo-Signing: Symptom of Mortgage Servicers' Lawless Attitude That Pushes Homeowners into Foreclosure**, November 2010
- Press Release and Report: **Why Servicers Foreclose, When They Should Modify, and Other Puzzles of Servicer Behavior**, October 2009

- Report and Press Release: **Desperate Homeowners: Loan Mod Scammers Step in When Loan Servicers Refuse to Provide Relief**, July 2009
- Press Release: **Civil Rights and Consumer Groups Respond to Takeover of Fannie Mae and Freddie Mac**, September 2008

## Letters

- Coalition Letter to FHFA on Mortgage Servicing Standards, June 29, 2011
- Letter from past and present members of the Consumer Advisory Council (CAC) of the FRB regarding **Proposed Consent Orders Regarding Mortgage Servicing**, April 11, 2011
- Coalition Letter to Regulators regarding **Withdrawal of Proposed Consent Orders Regarding Mortgage Servicing Illegalities**, April 6, 2011
- Letter to House Financial Services Committee: Oppose Bills that Shut Out Homeowners and Abandon Communities, March 3, 2011
- Letter from civil rights and consumer protection agencies regarding regulation of securitizers of residential mortgage loans, Jan. 25, 2010
- Coalition Letter: Aiding Those Facing Foreclosure Act of 2010, Dec. 8, 2010
- Coalition Letter: Fund Foreclosure Legal Assistance Now. October 28, 2010
- Legal Aid and other groups call on AGs to ensure that resolution of their investigation of mortgage servicers help homeowners avoid foreclosure, October 18, 2010
- Letter to Treasury Secretary Geithner and National Economic Council Director Summers regarding loan modification program, March 2009
- Letter to Treasury Secretary Paulson regarding Implementation of the Trouble Assets Relief Program ("TARP"), November 2008
- Letter re Section 102 of the Emergency Economic Stabilization Act of 2008, October 2008
- Letter to Congress on Public Interest/Main Street Principles To Guide the Wall Street Rescue, September 2008
- Coalition Letter to the IRS Commissioner concerning Revenue Procedure 2008-28 regarding the impact of loan modifications on the tax status of securitization vehicles, July 2008

## Additional Resources

- Glossary of Mortgage Servicing Terms (helpful in understanding mortgage escrow statements, loan histories, and other client account documents)

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**May 12, 2011: Oral testimony of attorney Diane Thompson on the Need for National Mortgage Servicing Standards. Presented to a subcommittee of the U.S. Senate Banking Committee in Washington, D.C.**

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## **Diane Thompson's Congressional testimony**