



CITY OF AZUSA

ECONOMIC & COMMUNITY DEVELOPMENT DEPARTMENT

FORECLOSURE MANAGEMENT

January 6th, 2014:

TO: MORTGAGE INDUSTRY STAKEHOLDERS

FROM: CITY OF AZUSA FORECLOSURE REGISTRATION PROGRAM

RE: ADOPTION OF CITY COUNCIL ORDINANCE 13-06: NOTICE OF CITY OF AZUSA ADOPTION OF THE ORDINANCE 13-06, CHAPTER 14 , Article XVII, SECTIONS 14-456 to 14-466 TO REQUIRE THE REGISTRATION, MAINTENANCE, AND SECURITY OF DISTRESSED, VACANT, AND/OR ABANDONED PROPERTIES IN FORECLOSURE.

PLEASE TAKE NOTICE

This letter is being issued to mortgage lenders, beneficiaries, banks, mortgage servicers, foreclosure trustee servicers, title insurance companies, real estate property management firms, real estate brokers, and other interested persons who participate in the mortgage industry as of January 6th, 2014, in the City of Azusa, California (the "City").

The City of Azusa is one of the many municipalities in California which is making efforts to deal with a historically high rate of real property mortgage loan defaults and the effects on the community of the exercise by lenders of their mortgage foreclosure remedy on a large scale. On January 6th, 2014, the City Council of Azusa enacted an ordinance to require the registration, maintenance, and security of properties in foreclosure. Adoption of Ordinance 13-06 ("Properties in Foreclosure Program") in its current form, requires the makers or holders of loans secured by real property mortgages, and their agents, (collectively, "Participants") to register the fact of initiation of mortgage foreclosure proceedings involving Azusa properties with the City, and thereafter:

(A) the Participants shall take certain other actions during the course of the mortgage foreclosure process, including property inspection and maintenance responsibilities; and

(B) if the mortgage loan default is not cured or if the foreclosure remedy is completed, adhere fully to all requirements of City Municipal Code, including but not limited to, maintenance and building health and safety codes of the City.

On January 6th, 2014, the City Council of the Azusa approved Ordinance No. 13-06 which defines the implementation of the Properties in Foreclosure Registration Program. A copy of the Ordinance can be found on the city website www.ci.azusa.ca.us. Ordinance No. 13-06 is codified in the Azusa Municipal Code (AMC) at Chapter 14 (The Registration, Maintenance, and Security of Distressed, Vacant, and/or Abandoned Properties in Foreclosure Program). Below is listed some, but not all, of the key features of the Registration of Properties in Foreclosure Program which are included in the City of Azusa Ordinance 13-06, and are summarized as follows:



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- **A DEFINITION** of the word "Beneficiary" as used in the Registration of Properties in Foreclosure Program has been added;
- **A DEFINITION** of the word "City" as used in the Registration of Properties in Foreclosure Program has been added;
- **ALL PROPERTIES** for which a Notice of Default has been recorded on or before January 6th, 2014 and where such notice of default has not thereafter been rescinded, BUT which have not been previously registered with the City of Azusa, must be registered by the Responsible Parties or its agent within fifteen (15) calendar days of the Effective Date of this Ordinance, which is January 6th, 2014.
- **THE RESPONSIBILITY** of the lender and its agents to give the City of Azusa written notice of the release of a Notice of Default, and the reinstatement of a mortgage loan, or other notice of disposition of the property following the completion of the foreclosure remedy process, is clarified.
- **AS OF January 6th, 2014**, a schedule of Registration of Properties in Foreclosure Program fees payable to the City of Azusa in the amount of Five Hundred Dollars (\$500.00) per property (including the properties with a recorded Notice of Default prior to the Ordinance 13-06 effective date), will take effect.

Interested persons are advised to review the posted text of the City Ordinance No. 13-06 Codified as Chapter 14, of the Municipal Code of Azusa.

Interested persons are also invited to contact the City by email to discuss any question regarding the Registration, Maintenance, and Security of Distressed, Vacant, and/or Abandoned Properties in Foreclosure Program, and/or City Ordinance No. 13-06. Please address any questions or concerns to the following:

Foreclosure Management Unit
Foreclosure@ci.azusa.ca.us
626-512-6399

A copy of this letter will be posted to the City of Azusa website by the end of December, 2016, and copies of this letter have also been transmitted by U.S. First Class Mail to certain Participants, including each of the financial institutions who jointly executed the National Mortgage Settlement with the Attorney General for the State of California.

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