



CITY OF CARSON

COMMUNITY DEVELOPMENT DEPARTMENT FORECLOSURE MANAGEMENT UNIT

March 29, 2013

TO: MORTGAGE INDUSTRY STAKEHOLDERS

FROM: CITY OF CARSON FORECLOSURE REGISTRATION PROGRAM

RE: ADOPTION OF CITY COUNCIL ORDINANCE NO 13-1510: NOTICE OF CITY OF CARSON ADOPTION OF ORDINANCE AMENDING ARTICLE V, CHAPTER 7 AND ARTICLE V, CHAPTER 9 OF THE MUNICIPAL CODE, INCLUDING AMENDMENTS TO SECTIONS 5702, 5902, 5910 AND 5913 TO REQUIRE REGISTRATION, MAINTENANCE, AND SECURITY OF PROPERTIES IN FORECLOSURE

PLEASE TAKE NOTICE

This letter is being issued to mortgage lenders, beneficiaries, banks, mortgage services, foreclosure trustee services, title insurance companies, real estate property management firms, real estate brokers and other interested persons who participate in the mortgage foreclosure industry as of March 19, 2013, in the City of Carson, California (the "City").

The City of Carson is one of many municipalities in California which is making efforts to deal with an 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 March 19, 2013 the City Council of Carson enacted an Ordinance to require the registration, maintenance, and security of properties in foreclosure. Adoption of Ordinance 13-1510 ("Registration Program") in its current form, requires the makers or holders of loans secured by real property mortgages, and their agents, (collectively, "Participants"):

register the fact of initiation of mortgage foreclosure proceedings involving Carson properties with the City, and thereafter:

**701 E CARSON STREET, CARSON, CALIFORNIA 90745 / (310) 952-1756
FORECLOSURE MANAGEMENT UNIT: foreclosure@carson.ca.us**

February 19, 2013

Re: Adoption of adoption of City Council Ordinance No 13-1510: Notice of City of Carson adoption of ordinance amending Article V, Chapter 7 and Article V, Chapter 9 of the Municipal Code, including amendments to Sections 5702, 5902, 5910 and 5913 to require Registration, Maintenance, and Security of properties in foreclosure.

- (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 February 19, 2013, the City Council of the City approved City Ordinance No. 13- 1510 which defines the implementation of the Registration Program. A copy of the text of City Ordinance No. 13-1510 is enclosed. City Ordinance No. 13-1510 is codified in the Carson Municipal Code (CMC) at Article V, Chapter 7 and Article V, Chapter 9 (Vacant/Foreclosed Residential Property Registration Ordinance).

The specific provisions or sections of the Registration Program which have been codified by Ordinance No. 13-1510 are noted in the RED-colored text in the enclosed copy of Municipal Code Article V, Chapter 7 and Article V, Chapter 9 including amendments to Sections 5702, 5902, 5910 and 5913.

Although the following list of requirements of the Registration Program is not complete, some of the key features of the Registration Program which are included in City Ordinance No. 13-1510 are summarized as follows:

- a definition of the word "Beneficiary" as used in the Vacant/Foreclosed Residential Property Registration Program has been added [SEE: CMC, Article V, Chapter 7, Section 5701 Ordinance No. 13-1510];
- a definition of the word "City" as used in the Vacant/Foreclosed Residential Property Registration Program has been added [SEE: CMC, Article V, Chapter 7 Section 5701 Ordinance 13-1510]
- ALL properties for which a notice of default has been recorded on or before March 19, 2013 and where such notice of default has not thereafter been rescinded, BUT which have not previously been registered with the City, must be registered by the Beneficiary or its agent within ten (10) calendar days of the effective date of this Ordinance, which is March 19, 2013. [SEE: CMC Article V, Chapter 9, Section 5902(d), City Ordinance No. 13-1510];
- the responsibility of the lender and its agents to give the City written notice of the release of a notice of default and the reinstatement of a mortgage loan, or other

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notice of disposition of the property following the completion of the foreclosure remedy process, is clarified [SEE: CMC Article V, Chapter 9, Section 5902(A), Ordinance No. 13-1510];

- as of March 19, 2013, a schedule of Registration Program fees payable to the City in the amount of Four Hundred Fifty Dollars (\$450.00) per property will take effect.

Interested persons are advised to review the enclosed text of City Ordinance No. 13- 1510 Codified as Article V, Chapter 7 and Article V, Chapter 9, including amendments to Sections 5702, 5902, 5910 and 5913 of the Municipal Code of the City of Carson.

Interested persons are also invited to contact City officials by email to discuss any question regarding the Registration Program, Program and/or City Ordinance No. 13- 1510. Please address any questions or concerns to the following:

Foreclosure Management Unit
foreclosure@carson.ca.us 310-952-1756

A copy of this letter will be posted to the City of Carson website as of Date???, 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.

CITY OF CARSON

Date: March 29, 2013

By: Community Development Department
City of Carson

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