

Protecting Homeowners

When the financial crisis hit us here in Connecticut, I volunteered to serve as the Chairman of the Banking Committee so I could help homeowners facing foreclosure and aid in the recovery of the housing market. As a result of legislation I sponsored and secured passage of, Connecticut now has one of the strongest foreclosure assistance programs in the country. Called the **Foreclosure Mediation Program**, it has helped more than 15,000 homeowners, including families here in Stamford. More than 83% of homeowners in the program have been able to reach a settlement with their lender and more than 68% have been able to stay in their homes.

This year, I wrote and passed legislation that further strengthens the Foreclosure Mediation Program by providing more protections and assistance to homeowners facing foreclosure. Now, banks are held accountable for negotiating with homeowners in good faith. The new law also goes a long way in preventing abuses in the foreclosure process; it helps avoid cases where homeowners are asked repeatedly for the same information, ensures that banks and their lawyers are prepared to negotiate with borrowers, and requires banks to give homeowners prompt answers to requests for a loan modification or a foreclosure alternative. Banks that do not comply with these new provisions will be subject to sanctions, penalties and fines.

This mailer provides specific details of this legislation and information for those who may be facing foreclosure. If you have any questions or problems, please contact my office for assistance, at **William.Tong@cga.ct.gov** or **1-800-842-8267**.



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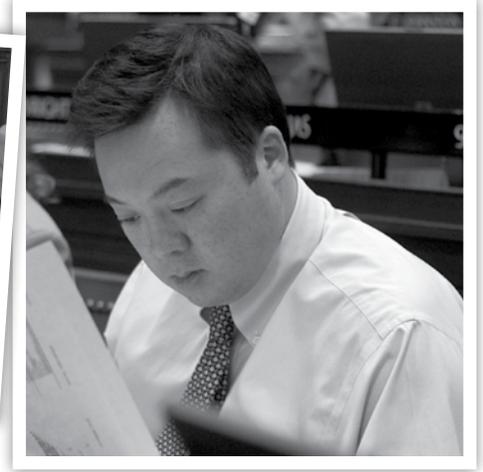
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HIGHLIGHTS OF AN ACT CONCERNING HOMEOWNER PROTECTION RIGHTS

This new law:

- Strengthens and streamlines the mediation process by creating rules to reduce needless delays and endless requests for paperwork
- Ensures that homeowners engaged in mediation will not simultaneously face foreclosure-related litigation
- All parties must mediate in good faith or face sanctions, fines or dismissal of the foreclosure
- Streamlines foreclosures on abandoned property in an effort to reduce blight
- Expands the scope of the program by requiring that it address the disposition of property through means other than foreclosure, including short sales and deeds in lieu of foreclosure



FORECLOSURE PREVENTION CLINICS

Foreclosure prevention clinics are open to any homeowner facing foreclosure and offer information about the foreclosure and mediation process along with guidance on resources from state agencies.

The next clinic in Stamford will take place on **October 16 in the Cafeteria at Government Center**. There will also be clinics in Norwalk on **July 17th, September 18th and November 20th at Norwalk City Hall**, 125 East Main Street in the Community Room. All clinics take place from **6:00 to 8:30 PM**.

FORECLOSURE PREVENTION HOTLINE

For those that are in danger of foreclosure, the state has a foreclosure prevention hotline that can direct you to state agencies that can help. The toll free number is **1-877-472-8313** and is open Monday-Friday 8:00 a.m. to 5:00 p.m.
