

MORTGAGE BANKERS ASSOCIATION

**MBA'S NATIONAL MORTGAGE  
SERVICING  
CONFERENCE & EXPO 2009 / TAMPA**

MORTGAGE BANKERS ASSOCIATION

**Get Registered:  
Vacant Property Registration Strategies and Updates**

**Moderator:** Sherilee Massier, Wells Fargo Property Preservation Manager

**Panelists:**

- Leslie Bromer, HUD Policy Specialist
- Michael Frueh, VA Assistant Director for Loan Management
- Caroline Reaves, MCS President & Chief Operations Officer
- Marc Hinkle, PHH Mortgage Vice President
- Cary Sternberg, American Home Mortgage Servicing, Inc. Senior Vice President
- Robert Klein, Safeguard Properties Chief Executive Officer
- Michael McKeever, Goldbeck, McCafferty & McKeever Managing Partner

## **Housing and Urban Development Preservation Update**

**Leslie Bromer**

## **Veterans Administration Update**

**Mike Frueh**

## **Mortgage Bankers Association Property Preservation Work Group Update**

**Caroline Reaves**

- Group support for M&M concerns (response delays, completion of initial inspections, reconveyances)
- Request for comments on new M&M contracts
- Insurance claims for damages less than the deductible
- Securing properties actively marketed by a realtor

**Presale Vacant Property Preservation and Code Compliance Issues  
Marc Hinkle**

## **After Sale Vacant Property Preservation and Code Compliance Issues**

**Cary Sternberg**

- Pre and Post FC Registration
- The Buck Stops Here
- Solve the Problem
- Gone but not forgotten

## **MERS Update**

**Robert Klein**

- MERS System/iRegistration
- MERS Direct Field Service Uploads
- Statewide VPR Legislation
- VPR Pilot Project Expansion
- Investor VPR Compliance

## **Vacant Property Registration Legal Overview**

### **Michael McKeever**

- Stepped up enforcement of existing Ordinances
- Registration Forms and fees
- Super Priority Liens
- Due Process Considerations- Assignments/Effective Notice
- Contact Information and Communication
- MERS as an option
- Protection of tenants and neighbors
- Non-tenant Squatters
- Establish Specific Maintenance Standards
- Revenue Generator or Cost recovery
- Civil fines \$2,500.00 per day
- Criminal Liability of Corporate Officers, misdemeanor offense
- Punitive Nature of VPR registration
  - City of Cleveland vs. Deutsche Bank, and all other lenders
  - Hazardous Waste removal requirements