

SUBSTITUTE FOR
HOUSE BILL NO. 4543

A bill to amend 1961 PA 236, entitled
"Revised judicature act of 1961,"
by amending sections 3205a, 3205b, 3205c, 3205d, and 3205e (MCL
600.3205a, 600.3205b, 600.3205c, 600.3205d, and 600.3205e),
sections 3205a and 3205b as added by 2009 PA 30, sections 3205c and
3205d as added by 2009 PA 31, and section 3205e as amended by 2011
PA 72.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 3205a. (1) Subject to subsection ~~(6)~~ **(5)**, before
2 **COMMENCING A** proceeding ~~with a sale under this chapter of property~~
3 ~~claimed as a principal residence exempt from tax under section 7ee~~
4 ~~of the general property tax act, 1893 PA 206, MCL 211.7ee, TO WHICH~~
5 **SECTION 3204(4) APPLIES**, the foreclosing party shall serve a
6 written notice on the borrower that contains all of the following

1 information:

2 (a) The reasons that the mortgage loan is in default and the
3 amount that is due and owing under the mortgage loan.

4 (b) The names, addresses, and telephone numbers of the
5 mortgage holder, the mortgage servicer, or any agent designated by
6 the mortgage holder or mortgage servicer.

7 (c) A designation of 1 of the persons named in subdivision (b)
8 as the person to contact and that has the authority to make
9 agreements under sections 3205b and 3205c. **HOWEVER, IF SECTION**
10 **3205(1) APPLIES TO THE FORECLOSURE PROCEEDING, THE PERSON**
11 **DESIGNATED UNDER THIS SUBSECTION SHALL BE THE INDIVIDUAL,**
12 **DEPARTMENT, OR UNIT DESIGNATED UNDER SECTION 3205(1) AND THE NOTICE**
13 **SHALL GIVE THE NAME AND ADDRESS AND A DEDICATED TELEPHONE NUMBER**
14 **AND A DEDICATED ELECTRONIC MAIL ADDRESS OF THE INDIVIDUAL,**
15 **DEPARTMENT, OR UNIT.**

16 (d) ~~That enclosed with the notice is a list of housing~~
17 ~~counselors prepared by the Michigan state housing development~~
18 ~~authority and that within 14-30 days after the notice is sent, the~~
19 ~~borrower may, EITHER BY CONTACTING THE PERSON DIRECTLY OR BY~~
20 ~~CONTACTING A HOUSING COUNSELOR FROM THE LIST ENCLOSED WITH THE~~
21 ~~NOTICE, request a meeting with the person designated under~~
22 ~~subdivision (c) to attempt to work out a modification of the~~
23 ~~mortgage loan to avoid foreclosure. and that the borrower may also~~
24 ~~request a housing counselor to attend the meeting.~~

25 (e) That if the borrower requests a meeting with the person
26 designated under subdivision (c), foreclosure proceedings will not
27 be commenced until 90 days after the date the notice is mailed to

1 the borrower.

2 (f) That if the borrower and the person designated under
3 subdivision (c) reach an agreement to modify the mortgage loan, the
4 mortgage will not be foreclosed if the borrower abides by the terms
5 of the agreement.

6 (g) That if the borrower and the person designated under
7 subdivision (c) do not agree to modify the mortgage loan but it is
8 determined that the borrower meets criteria for a modification
9 under section 3205c(1) and foreclosure under this chapter is not
10 allowed under section 3205c(7), the foreclosure of the mortgage
11 will proceed before a judge instead of by advertisement.

12 (H) THAT ENCLOSED WITH THE NOTICE IS A LIST OF HOUSING
13 COUNSELORS PREPARED BY THE MICHIGAN STATE HOUSING DEVELOPMENT
14 AUTHORITY AND THAT THE BORROWER MAY REQUEST A HOUSING COUNSELOR
15 FROM THE LIST TO ATTEND ANY MEETINGS WITH A PERSON DESIGNATED UNDER
16 SUBDIVISION (C).

17 (I) ~~(h)~~ That the borrower has the right to contact an
18 attorney, and the telephone numbers of the state bar of Michigan's
19 lawyer referral service and of a local legal aid office serving the
20 area in which the property is situated.

21 (J) THE NUMBER OF DAYS IN THE REDEMPTION PERIOD THAT WILL BE
22 AVAILABLE TO THE BORROWER IF THE PROPERTY IS EVENTUALLY SOLD AT A
23 FORECLOSURE SALE UNDER THIS CHAPTER, UNLESS THE PROPERTY IS
24 ABANDONED AND SECTION 3241 OR 3241A APPLIES.

25 (K) THAT, UNDER SECTION 3278, IF THE PROPERTY IS SOLD AT A
26 FORECLOSURE SALE UNDER THIS CHAPTER, THE BORROWER WILL BE HELD
27 RESPONSIBLE TO THE PERSON WHO BUYS THE PROPERTY AT THE MORTGAGE

1 **FORECLOSURE SALE OR TO THE MORTGAGE HOLDER FOR DAMAGING THE**
 2 **PROPERTY DURING THE REDEMPTION PERIOD.**

3 (2) A person who serves a notice under subsection (1) shall
 4 enclose with the notice a list prepared by the Michigan state
 5 housing development authority under section 3205d of the names,
 6 addresses, and telephone numbers of housing counselors approved by
 7 the United States department of housing and urban development or
 8 the Michigan state housing development authority.

9 (3) A person shall serve a notice under subsection (1) by
 10 mailing the notice by regular first-class mail and by certified
 11 mail, return receipt requested, with delivery restricted to the
 12 borrower, both sent to the borrower's last known address.

13 ~~—— (4) Within 7 days after mailing a notice under subsection (3),~~
 14 ~~the person who mails the notice shall publish a notice informing~~
 15 ~~the borrower of the borrower's rights under this section. The~~
 16 ~~person shall publish the information 1 time in the same manner as~~
 17 ~~is required for publishing a notice of foreclosure sale under~~
 18 ~~section 3208. The notice under this subsection shall contain all of~~
 19 ~~the following information:~~

20 ~~—— (a) The borrower's name and the property address.~~

21 ~~—— (b) A statement that informs the borrower of all of the~~
 22 ~~following:~~

23 ~~—— (i) That the borrower has the right to request a meeting with~~
 24 ~~the mortgage holder or mortgage servicer.~~

25 ~~—— (ii) The name of the person designated under subsection (1) (c)~~
 26 ~~as the person to contact and that has the authority to make~~
 27 ~~agreements under sections 3205b and 3205c.~~

~~—— (iii) That the borrower may contact a housing counselor by visiting the Michigan state housing development authority's website or by calling the Michigan state housing development authority.~~

~~—— (iv) The website address and telephone number of the Michigan state housing development authority.~~

~~—— (v) That if the borrower requests a meeting with the person designated under subsection (1) (c), foreclosure proceedings will not be commenced until 90 days after the date notice is mailed to the borrower.~~

~~—— (vi) That if the borrower and the person designated under subsection (1) (c) reach an agreement to modify the mortgage loan, the mortgage will not be foreclosed if the borrower abides by the terms of the agreement.~~

~~—— (vii) That the borrower has the right to contact an attorney, and the telephone number of the state bar of Michigan's lawyer referral service.~~

(4) ~~(5)~~—A borrower on whom notice is required to be served under this section who is not served and against whom foreclosure proceedings are commenced under this chapter may bring an action in the circuit court for the county in which the mortgaged property is situated to enjoin the foreclosure.

(5) ~~(6)~~—If the borrower and the person designated under subsection (1) (c) have previously agreed to modify the mortgage loan under section 3205b, this section and sections 3205b and 3205c do not apply unless the borrower has complied with the terms of the mortgage loan, as modified, for 1 year after the date of the modification.

1 Sec. 3205b. (1) ~~A-IF A~~ borrower ~~who~~ wishes to participate in
 2 negotiations to attempt to work out a modification of a mortgage
 3 loan, **WITHIN 30 DAYS AFTER THE NOTICE UNDER SECTION 3205A IS MAILED**
 4 **TO THE BORROWER, THE BORROWER** shall **EITHER CONTACT THE PERSON**
 5 **DESIGNATED UNDER SECTION 3205A(1) (C) DIRECTLY OR** contact a housing
 6 counselor from the list provided under section 3205a. ~~within 14~~
 7 ~~days after the list is mailed to the borrower. Within 10 days after~~
 8 ~~being contacted by a borrower, a~~ **AFTER BEING CONTACTED BY A**
 9 **BORROWER UNDER THIS SUBSECTION AND WITHIN 30 DAYS AFTER THE NOTICE**
 10 **UNDER SECTION 3205A IS MAILED TO THE BORROWER, THE** housing
 11 counselor shall inform the person designated under section
 12 3205a(1)(c) in writing of the borrower's request.

13 (2) ~~After~~ **WITHIN 10 DAYS AFTER** being informed of ~~CONTACTED BY~~
 14 ~~a borrower's request to meet under this section,~~ **BORROWER OR**
 15 **HOUSING COUNSELOR UNDER SUBSECTION (1),** the person designated under
 16 section 3205a(1)(c) may request the borrower to provide any
 17 documents that are necessary to determine whether the borrower is
 18 eligible for a modification under section 3205c. The borrower shall
 19 give the person designated under section 3205a(1)(c) copies of any
 20 documents requested under this section **WITHIN 60 DAYS AFTER THE**
 21 **NOTICE UNDER SECTION 3205A IS MAILED TO THE BORROWER. IF THE**
 22 **BORROWER DOES NOT PROVIDE THE DOCUMENTS REQUESTED AS REQUIRED BY**
 23 **THIS SUBSECTION, A PARTY ENTITLED TO FORECLOSE THE MORTGAGE MAY**
 24 **PROCEED WITH THE FORECLOSURE.**

25 (3) ~~A housing counselor contacted by~~ **AFTER BEING INFORMED THAT**
 26 a borrower **WISHES TO MEET** under this section, **A PERSON DESIGNATED**
 27 **UNDER SECTION 3205A(1) (C)** shall schedule a meeting ~~between~~ **WITH** the

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1 borrower and the person designated under section 3205a(1)(c) to
2 attempt to work out a modification of the mortgage loan. At the
3 request of the borrower, ~~the~~ **A housing counselor will** ~~will~~ **FROM THE LIST**
4 **PROVIDED UNDER SECTION 3205A MAY** attend the meeting. The meeting
5 and any later meetings shall be held at a time and place that is
6 convenient to all parties, or in the county where the property is
7 situated. [

8]

9 Sec. 3205c. (1) If a borrower has, **EITHER DIRECTLY OR THROUGH**
10 **A HOUSING COUNSELOR**, contacted a ~~housing counselor~~ **PERSON**
11 **DESIGNATED UNDER SECTION 3205A(1)(C)** under section 3205b but the
12 process has not resulted in an agreement to modify the mortgage
13 loan, the person designated under section 3205a(1)(c) shall work
14 with the borrower to determine whether the borrower qualifies for a
15 loan modification. Unless the loan is described in subsection (2)
16 or (3), in making the determination under this subsection, the
17 person designated under section 3205a(1)(c) shall use a loan
18 modification program or process that includes all of the following
19 features:

20 (a) The loan modification program or process targets a ratio
21 of the borrower's housing-related debt to the borrower's gross
22 income of 38% or less, on an aggregate basis. Housing-related debt
23 under this subdivision includes mortgage principal and interest,
24 property taxes, insurance, and homeowner's fees.

25 (b) To reach the 38% target specified in subdivision (a), 1 or
26 more of the following features:

27 (i) An interest rate reduction, as needed, subject to a floor

1 of 3%, for a fixed term of at least 5 years.

2 (ii) An extension of the amortization period for the loan term,
3 to 40 years or less from the date of the loan modification.

4 (iii) Deferral of some portion of the amount of the unpaid
5 principal balance of 20% or less, until maturity, refinancing of
6 the loan, or sale of the property.

7 (iv) Reduction or elimination of late fees.

8 (2) In making the determination under subsection (1), if the
9 mortgage loan is pooled for sale to an investor that is a
10 governmental entity, the person designated under section
11 3205a(1)(c) shall follow the modification guidelines dictated by
12 the governmental entity.

13 (3) In making the determination under subsection (1), if the
14 mortgage loan has been sold to a government-sponsored enterprise,
15 the person designated under section 3205a(1)(c) shall follow the
16 modification guidelines dictated by the government-sponsored
17 enterprise.

18 (4) This section does not prohibit a loan modification on
19 other terms or another loss mitigation strategy instead of
20 modification if the other modification or strategy is agreed to by
21 the borrower and the person designated under section 3205a(1)(c).

22 (5) ~~The~~ **BEFORE 90 DAYS AFTER THE NOTICE REQUIRED UNDER SECTION**
23 **3205A(1) IS SENT OR 10 DAYS AFTER THE MEETING BETWEEN THE BORROWER**
24 **AND THE PERSON DESIGNATED UNDER SECTION 3205A(1)(C), WHICHEVER IS**
25 **LATER, THE** person designated under section 3205a(1)(c) shall
26 provide the borrower with both of the following:

27 (a) A copy of any calculations made by the person under this

1 section.

2 (b) If requested by the borrower, a copy of the program,
3 process, or guidelines under which the determination under
4 subsection (1) was made.

5 (6) Subject to subsection (7), if the results of the
6 calculation under subsection (1) are that the borrower is eligible
7 for a modification, the mortgage holder or mortgage servicer shall
8 not foreclose the mortgage under this chapter but may proceed under
9 chapter 31. If the results of the calculation under subsection (1)
10 are that the borrower is not eligible for a modification or if
11 subsection (7) applies, the mortgage holder or mortgage lender may
12 foreclose the mortgage under this chapter.

13 (7) If the determination under subsection (1) is that the
14 borrower is eligible for a modification, the mortgage holder or
15 mortgage servicer may proceed to foreclose the mortgage under this
16 chapter if both of the following apply:

17 (a) The person designated under section 3205a(1)(c) has in
18 good faith offered the borrower a modification agreement prepared
19 in accordance with the modification determination.

20 (b) For reasons not related to any action or inaction of the
21 mortgage holder or mortgage servicer, the borrower has not executed
22 and returned the modification agreement within 14 days after the
23 borrower received the agreement.

24 (8) If a mortgage holder or mortgage servicer begins
25 foreclosure proceedings under this chapter in violation of this
26 section, the borrower may file an action in the circuit court for
27 the county where the mortgaged property is situated to convert the

1 foreclosure proceeding to a judicial foreclosure. If a borrower
2 files an action under this section and the court determines that
3 the borrower participated in the process under section 3205b, a
4 modification agreement was not reached, and the borrower is
5 eligible for modification under subsection (1), and subsection (7)
6 does not apply, the court shall enjoin foreclosure of the mortgage
7 by advertisement and order that the foreclosure proceed under
8 chapter 31.

9 Sec. 3205d. (1) The Michigan state housing development
10 authority shall develop ~~the~~ **A** list of housing counselors approved
11 by the United States department of housing and urban development or
12 by the Michigan state housing development authority who may perform
13 the duties of housing counselor under sections 3205a to 3205c.

14 **(2) SUBJECT TO SUBSECTION (5), A PERSON WHO IS NOT ON THE LIST**
15 **OF HOUSING COUNSELORS DEVELOPED UNDER THIS SECTION SHALL NOT**
16 **PERFORM THE DUTIES OF HOUSING COUNSELOR UNDER SECTIONS 3205A TO**
17 **3205C.**

18 **(3) SUBJECT TO SUBSECTION (5), A PERSON WHO IS NOT ON THE LIST**
19 **OF HOUSING COUNSELORS DEVELOPED UNDER THIS SECTION SHALL NOT**
20 **REPRESENT THAT THE PERSON IS ENTITLED TO PERFORM THE DUTIES OF**
21 **HOUSING COUNSELOR UNDER SECTIONS 3205A TO 3205C.**

22 **(4) A PERSON WHO VIOLATES SUBSECTION (2) OR (3) IS GUILTY OF A**
23 **MISDEMEANOR PUNISHABLE BY IMPRISONMENT FOR NOT MORE THAN 90 DAYS OR**
24 **A FINE OF NOT MORE THAN \$2,000.00, OR BOTH.**

25 **(5) SUBSECTIONS (2) AND (3) DO NOT APPLY TO AN ATTORNEY TO**
26 **WHOM BOTH OF THE FOLLOWING APPLY:**

27 **(A) THE ATTORNEY IS LICENSED TO PRACTICE LAW IN THIS STATE.**

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1 **(B) THE ATTORNEY PROVIDES MORTGAGE ASSISTANCE RELIEF SERVICES**
2 **AS PART OF HIS OR HER PRACTICE OF LAW.**

3 Sec. 3205e. Sections 3205a to 3205d are repealed effective
4 ~~January 5, 2012.~~ **[DECEMBER 31, 2012]**.

5 Enacting section 1. This amendatory act applies to foreclosure
6 proceedings in which the first notice under section 3205a of the
7 revised judicature act of 1961, 1961 PA 236, MCL 600.3205a, is
8 mailed to the mortgagor on or after February 1, 2011.

9 Enacting section 2. This amendatory act does not take effect
10 unless all of the following bills of the 96th Legislature are
11 enacted into law:

12 (a) House Bill No. 4542.

13 (b) House Bill No. 4544.