

Marin Family Action Offices
Home Save Weekly Meetings
February 3, 10, 17, 2010
Committee Meeting: 2:30 p.m.
Home Save Meeting: 4 p.m. – 5:30 p.m.



Director: Manny Fernandez
Attendees: Provided Upon Request
Notes: Dianne Levy

Much of the information in each meeting is confidential and similar in tone given that members of the group are all in various stages of trying to negotiate with their lenders to save their homes from foreclosure. The following is an overview of procedures, concerns and discussions.

Meeting Format:

1. Introductions
2. Buddy System/Success Stories
3. Fundraising
4. Foreclosure Status (various attendees): New laws and new strategies
5. MarinFamilyAction.org
6. Miscellaneous

1) Introductions

- a) Members new to the group are introduced, along with any guest speaker(s).

2) Buddy System/Success Stories

- a) Court dates are noted during each meeting and are included on the web site so that everyone has someone with them during court appearances.
- b) Approximately 26 people have been saved from foreclosure through legal steps taken by MFA on their behalf. Foreclosure sale dates have been stalled while additional information is collected.

3) Fundraising: Ongoing

- a) Each member of the group will need to contribute through fundraising efforts or fees payable during the meetings in order to raise needed funds for court costs if they wish representation through MFA.
- b) MarinStock: Site visits have been made, the date set for June 19, 2010 and outreach is underway to enlist the support of some of Marin's top entertainers with a request to perform for free at MarinStockII; last year's event brought in \$25,000.
- c) Manny has met with various community members regarding grants from federal entities for specific use in home-save efforts. A grant request is underway.
- d) MarinFamilyShops.org – A fundraising project for the group with multiple ways to participate:

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- i) Purchase items through our own online shop: <http://www.cafepress.com/MFAShops>. Items will be added as time permits;
- ii) Advertise your business on the site. \$120 per year for a listing and link to your own Web site. MFA can also build and host sites. Details: <http://www.marinfamilyaction.org/MarinFamilyShops/listingFees.html>
- iii) See's Candy sales have netted more than \$300 and will be ongoing. A flyer is online in the new MarinFamilyShops.org

4) Foreclosure Status

- a) Ongoing: Encouraged everyone who has received notice of foreclosure to send the "produce the note" letter to lender(s). So far, not one lender has produced the note held by the current lender. Lenders repeatedly send the original note from the time the home loan was started. (Important: When asking the lender to produce the note, specify that you want the note held by the current lender, NOT the original one with the original lender. There should be a chain of transfers.)
- b) However, "produce the note" strategy has been used successfully across the country. Marin Family Action's "Don't Get Mad, Get Even" is setting precedence in California and will pave the way for others.
- c) Forbearance Plans were updated: Three of the group are in the midst of 3-month payment plans which are "supposed" to lead to permanent modification. However, statistics indicate that fewer than 5% (and more like fewer than 2%) of Forbearance Agreements turn into permanent modifications. Lenders absolutely do not want to cooperate.
- d) Because more than 30% of the Home Save group members have loans serviced by Wells Fargo Bank, a letter was mailed to the heads of Wells Fargo requesting face-to-face meetings in order to have an opportunity to directly find out what is going on. All public officials and media were copied.

5) MarinFamilyAction.org

- a) New information/forms online: In addition to updated news on the blog, updated and new forms include
 - i) Hardship form from the federal government
 - ii) Produce the note (and an example of a full forensic audit document)
 - iii) Officials to contact regarding issues with our lender
 - iv) MakingHomeAffordable.gov (*En Espanol*)
 - v) Home Save in the News: MarinFamilyAction.org/homeSave.html