HOUSE DOCKET, NO. 2012 FILED ON: 1/20/2011

HOUSE . . . . . No. 3277

The Commonwealth of Massachusetts

PRESENTED BY:

Michael D. Brady

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the passage of the accompanying:

An Act relative to mortgage providers.

PETITION OF:

NAME:	DISTRICT/ADDRESS:
Michael D. Brady	*9th Plymouth*
Sal N. DiDomenico	*Middlesex, Suffolk, and Essex*
Geraldine M. Creedon	*11th Plymouth*
James J. Dwyer	*30th Middlesex*
Benjamin Swan	*11th Hampden*
Christine E. Canavan	*10th Plymouth*
James M. Cantwell	*4th Plymouth*

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HOUSE . . . . . No. 3277

By Mr. Brady of Brockton, a petition (accompanied by bill, House, No. 3277) of Michael D. Brady and others relative to the servicing of loans by mortgage providers. Financial Services.

The Commonwealth of Massachusetts

An Act relative to mortgage providers.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

Chapter 167E of the general laws, as appearing in the 2008 Official Edition, is hereby amended by adding the following section:-

Section 8A. As used in this section, “mortgage servicer" means a person who directly or indirectly acts as a mortgage servicer, who is a servicer, as that term is defined in 12 U.S.C. 2605, with respect to mortgage loans or is a servicer of any residential mortgage loan in the commonwealth.

A mortgage servicer, doing business in the commonwealth, shall provide to a mortgagor of a residential mortgage loan, the name, address, toll-free telephone number and facsimile number of the servicer for (i) an individual employed by the mortgage servicer, or (ii) the department of the mortgage servicer, that can be contacted by the borrower to answer inquiries relating to the servicing of such loan. Such contact or department shall be available for contact by the mortgagor no less than 40 hours per week from monday through saturday, inclusive.