

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 adoption of the accompanying bill:

An Act relative to mortgage providers.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Michael D. Brady</i>	<i>9th Plymouth</i>	<i>1/20/2011</i>
<i>Sal N. DiDomenico</i>	<i>Middlesex and Suffolk</i>	<i>2/2/2011</i>
<i>Geraldine M. Creedon</i>	<i>11th Plymouth</i>	<i>2/3/2011</i>
<i>James J. Dwyer</i>	<i>30th Middlesex</i>	<i>2/3/2011</i>
<i>Benjamin Swan</i>	<i>11th Hampden</i>	<i>2/3/2011</i>
<i>Christine E. Canavan</i>	<i>10th Plymouth</i>	<i>2/4/2011</i>
<i>James M. Cantwell</i>	<i>4th Plymouth</i>	<i>2/4/2011</i>

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

In the Year Two Thousand Eleven

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:

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

3 Section 8A. As used in this section, "mortgage servicer" means a person who directly or
4 indirectly acts as a mortgage servicer, who is a servicer, as that term is defined in 12 U.S.C.
5 2605, with respect to mortgage loans or is a servicer of any residential mortgage loan in the
6 commonwealth.

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