



1 and withhold or misrepresent vital information and details. As  
2 a result, consumers may be convinced to give up their real  
3 property interests and valuable equity to these persons while  
4 receiving little in return. Requiring full and complete  
5 disclosure of vital information will better enable consumers to  
6 make informed decisions when dealing with persons claiming to be  
7 able to stop foreclosures, liens, or encumbrances. This Act  
8 addresses possible misrepresentations by compelling persons who  
9 offer assistance to fully and completely describe their services  
10 in written contracts and gives the homeowners the right to  
11 cancel at any time before a distressed property consultant has  
12 performed all services called for in a contract.

13 § -2 **Definitions.** As used in this chapter, unless the  
14 context otherwise requires:

15 "Consideration" means any payment or thing of value  
16 provided to an owner of a distressed property, including  
17 reasonable costs paid to independent third parties necessary to  
18 complete the distressed property conveyance or payment of money  
19 to satisfy a debt or legal obligation of an owner of the  
20 distressed property. "Consideration" shall not include any  
21 amounts paid or to be paid directly or indirectly to the



1 distressed property purchaser, including amounts identified as  
2 "gift equity," "fees," "escrow," or "down payment".

3 "Distressed property" means any residential real property  
4 that:

5 (1) Is in foreclosure or at risk of foreclosure because  
6 payment of any loan that is secured by the residential  
7 real property is more than sixty days delinquent;

8 (2) Had a lien or encumbrance charged against it because  
9 of nonpayment of any taxes, lease assessments,  
10 association fees, or maintenance fees;

11 (3) Is at risk of having a lien or encumbrance charged  
12 against it because the payments of any taxes, lease  
13 assessments, association fees, or maintenance fees are  
14 more than ninety days delinquent;

15 (4) Secures a loan for which a notice of default has been  
16 given; or

17 (5) Secures a loan that has been accelerated.

18 "Distressed property consultant" means any person who  
19 performs or makes any solicitation, representation, or offer to  
20 perform any of the following relating to a distressed property:



- 1           (1) Stop or postpone the foreclosure sale or loss of any  
2           distressed property due to the nonpayment of any loan  
3           that is secured by the distressed property;
- 4           (2) Stop or postpone the charging of any lien or  
5           encumbrance against any distressed property or  
6           eliminate any lien or encumbrance charged against any  
7           distressed property for the nonpayment of any taxes,  
8           lease assessments, association fees, or maintenance  
9           fees;
- 10          (3) Obtain any forbearance from any beneficiary or  
11          mortgagee, or relief with respect to a tax sale of the  
12          property;
- 13          (4) Assist the owner to exercise any cure of default  
14          arising under Hawaii law;
- 15          (5) Obtain any extension of the period within which the  
16          owner may reinstate the owner's rights with respect to  
17          the property;
- 18          (6) Obtain any waiver of an acceleration clause contained  
19          in any promissory note or contract secured by a  
20          mortgage on a distressed property or contained in the  
21          mortgage;



1 (7) Assist the owner in foreclosure, loan default, or  
2 post-tax sale redemption period to obtain a loan or  
3 advance of funds;

4 (8) Avoid or ameliorate the impairment of the owner's  
5 credit resulting from the recording or filing of a  
6 notice of default or the conduct of a foreclosure sale  
7 or tax sale; or

8 (9) Save the owner's residence from foreclosure or loss of  
9 home due to nonpayment of taxes.

10 "Distressed property consultant" shall not include any of  
11 the following:

12 (1) A person or the person's authorized agent acting under  
13 the express authority or written approval of the  
14 federal Department of Housing and Urban Development;

15 (2) A person who holds or is owed an obligation secured by  
16 a lien on any distressed property, or a person acting  
17 under the express authorization or written approval of  
18 such person, when the person performs services in  
19 connection with the obligation or lien, if the  
20 obligation or lien did not arise as the result of or  
21 as part of a proposed distressed property conveyance;



1 (3) Banks, savings banks, savings and loan associations,  
2 credit unions, trust companies, depository and  
3 nondepository financial service loan companies, and  
4 insurance companies organized, chartered, or holding a  
5 certificate of authority to do business under the laws  
6 of this State or any other state, or under the laws of  
7 the United States;

8 (4) Licensed attorneys engaged in the practice of law;

9 (5) A federal Department of Housing and Urban Development  
10 approved mortgagee and any subsidiary or affiliate of  
11 these persons or entities, and any agent or employee  
12 of these persons or entities, while engaged in the  
13 business of these persons or entities; or

14 (6) A nonprofit organization that, pursuant to chapter  
15 446, offers counseling or advice to an owner of a  
16 distressed property, if the nonprofit organization has  
17 no contract or agreement for services with lenders,  
18 distressed property purchasers, or any person who  
19 effects loans or distressed property purchases.

20 "Distressed property consultant contract" means any  
21 agreement or obligation between an owner or agent of an owner of  
22 a distressed property and a distressed property consultant.



1 "Distressed property conveyance" means the transfer of any  
2 interest in a distressed property effected directly or  
3 indirectly by or through a distressed property consultant.

4 "Distressed property conveyance contract" means any  
5 agreement or obligation affecting a distressed property  
6 conveyance.

7 "Distressed property lease" means any agreement or  
8 obligation regarding the lease or rental of a distressed  
9 property effected directly or indirectly by or through a  
10 distressed property consultant or distressed property purchaser.

11 "Distressed property purchaser" means any person who  
12 acquires any interest in a distressed property directly or  
13 indirectly through a distressed property conveyance or  
14 distressed property conveyance contract.

15 "Material fact" means a fact that, if disclosed, might have  
16 influenced the distressed property owner to not enter into the  
17 agreement or obligation.

18 "Person" means any individual, partnership, corporation,  
19 limited liability company, association, or other group or  
20 entity, however organized.

21 § -3 Distressed property consultant contract. (a) A  
22 distressed property consultant contract shall be in writing and



1 shall fully disclose all services to be performed by the  
2 distressed property consultant and all terms of any agreements  
3 between the distressed property consultant and all owners of the  
4 distressed property, including the total amount and terms of  
5 compensation to be directly or indirectly received by the  
6 distressed property consultant.

7 (b) A distressed property consultant contract shall  
8 contain on its first page in a type size no smaller than  
9 fourteen-point boldface type:

- 10 (1) A description of the distressed property;
- 11 (2) The name, street address, and telephone number of the  
12 distressed property consultant; and
- 13 (3) The name and address of the distressed property  
14 consultant to which notice of cancellation is to be  
15 delivered.

16 (c) A distressed property consultant contract shall be  
17 dated and signed by the distressed property consultant. If the  
18 distressed property consultant is a person other than an  
19 individual, the individual executing the distressed property  
20 consultant contract on behalf of the distressed property  
21 consultant shall identify the title and office held by the  
22 individual.



1 (d) A distressed property consultant contract shall be  
2 dated and signed by all owners of the distressed property.

3 (e) The distressed property consultant shall provide each  
4 distressed property owner with a copy of the distressed property  
5 consultant contract and attached notice of cancellation  
6 immediately upon execution by all parties to the distressed  
7 property consultant contract. A distressed property consultant  
8 contract shall not be effective until all parties to the  
9 distressed property consultant contract have signed the  
10 contract.

11 **§ -4 Right to cancel a distressed property consultant**  
12 **contract.** (a) A distressed property consultant contract shall  
13 contain, immediately before the space reserved for all the  
14 distressed property owners' signatures, the following notice of  
15 right to cancel a distressed property consultant contract in a  
16 type size no smaller than fourteen-point boldface type,  
17 completed with the name of the distressed property consultant:

18 "YOU, THE OWNER, MAY CANCEL THIS TRANSACTION AT ANY TIME  
19 BEFORE THE DISTRESSED PROPERTY CONSULTANT HAS FULLY  
20 PERFORMED EACH AND EVERY SERVICE THE DISTRESSED PROPERTY  
21 CONSULTANT CONTRACTED TO PERFORM OR REPRESENTED WOULD BE



1 PERFORMED. SEE THE ATTACHED NOTICE OF CANCELLATION FORM  
2 FOR AN EXPLANATION OF THIS RIGHT.

3 (Name of the distressed property consultant) (or  
4 anyone working for or with the distressed property  
5 consultant) CANNOT:

6 (1) Take any money from you or ask you for money until  
7 (Name of the distressed property consultant) has  
8 completely finished doing everything (Name of the  
9 distressed property consultant) said he or she would  
10 do; or

11 (2) Ask you to sign or have you sign any lien,  
12 encumbrance, mortgage, assignment, or deed unless the  
13 lien, encumbrance, mortgage, assignment, or deed is  
14 fully described including all disclosures required by  
15 law."

16 (b) A distressed property consultant contract shall be  
17 accompanied by the following notice of cancellation form, in  
18 duplicate, attached to the contract and easily detachable, in a  
19 type size no smaller than fourteen-point boldface type,  
20 completed with the date the contract was last signed, the name  
21 of the distressed property consultant, and the address where the  
22 notice of cancellation is to be delivered:



1 "NOTICE OF CANCELLATION

2 (Enter date contract last signed)

3 (Date)

4 YOU MAY CANCEL THIS TRANSACTION, WITHOUT ANY PENALTY OR  
5 OBLIGATION, AT ANY TIME BEFORE THE DISTRESSED PROPERTY  
6 CONSULTANT HAS FULLY PERFORMED EACH AND EVERY SERVICE THE  
7 DISTRESSED PROPERTY CONSULTANT CONTRACTED TO PERFORM OR  
8 REPRESENTED WOULD BE PERFORMED.

9  
10 TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND  
11 DATED COPY OF THIS NOTICE OF CANCELLATION, OR ANY OTHER  
12 WRITTEN NOTICE OF CANCELLATION TO (Name of distressed  
13 property consultant) AT (Address where notice of  
14 cancellation is to be delivered).

15  
16 I HEREBY CANCEL THIS TRANSACTION.

17 \_\_\_\_\_  
18 (Date)

19  
20 \_\_\_\_\_  
21 (Owner's signature)"



1           §   -5   Cancellation of a distressed property consultant  
2 contract.   (a)   In addition to any other legal right to rescind  
3 a contract, any distressed property owner has the right to  
4 cancel a distressed property consultant contract, without any  
5 penalty or obligation, at any time before the distressed  
6 property consultant has fully performed each and every service  
7 the distressed property consultant contracted to perform or  
8 represented would be performed.

9           (b)   Cancellation occurs when any owner of a distressed  
10 property delivers, by any means, written notice of cancellation  
11 to the address specified in the distressed property consultant  
12 contract.

13          (c)   Notice of cancellation, if given by mail, is effective  
14 when deposited in the mail with postage prepaid. Notice by  
15 certified mail, return receipt requested, addressed to the  
16 address specified in the distressed property consultant  
17 contract, shall be conclusive proof of notice of cancellation.

18          (d)   Notice of cancellation given by any owner of a  
19 distressed property need not take the particular form as  
20 provided with the distressed property consultant contract and,  
21 however expressed, is effective if it indicates the intention of  
22 an owner not to be bound by the contract.



1           §   -6   Distressed property conveyance contract.   (a)   A  
2   distressed property conveyance contract shall be in writing and  
3   shall fully disclose all rights and obligations of the  
4   distressed property purchaser and all owners of the distressed  
5   property and all terms of any agreements between the distressed  
6   property purchaser and all owners of the distressed property.

7           (b)   Every distressed property conveyance contract shall  
8   specifically include the following terms:

9           (1)   The total consideration to be given by the distressed  
10   property purchaser or tax lien payor in connection  
11   with or incident to the distressed property  
12   conveyance;

13          (2)   A complete description of the terms of payment or  
14   other consideration including any services of any  
15   nature that the distressed property purchaser  
16   represents will be performed for any owner of the  
17   distressed property before or after the distressed  
18   property conveyance;

19          (3)   A complete description of the terms of any related  
20   agreement designed to allow any owner of the  
21   distressed property to remain in the distressed  
22   property, such as a rental agreement, repurchase



1 agreement, contract for deed, or lease with option to  
2 buy;

3 (4) All notices as provided in this chapter;

4 (5) The following notice, in a type size no smaller than  
5 fourteen-point boldface type, completed with the name  
6 of the distressed property purchaser, shall appear  
7 immediately above the notice of right to cancel a  
8 distressed property conveyance contract required by  
9 section -7(a):

10 "NOTICE REQUIRED BY HAWAII LAW

11 UNTIL YOUR RIGHT TO CANCEL THIS CONTRACT HAS  
12 ENDED, (Name of distressed property purchaser) OR  
13 ANYONE WORKING FOR (Name of distressed property  
14 purchaser) CANNOT ASK YOU TO SIGN OR HAVE YOU  
15 SIGN ANY DEED OR ANY OTHER DOCUMENT. YOU ARE  
16 URGED TO HAVE THIS CONTRACT REVIEWED BY AN  
17 ATTORNEY OF YOUR CHOICE WITHIN FIFTEEN BUSINESS  
18 DAYS OF SIGNING IT.";

19 and

20 (6) If title to the distressed property will be  
21 transferred in the conveyance transaction, the  
22 following notice, in a type size no smaller than



1           fourteen-point boldface type, completed with the name  
2           of the distressed property purchaser, shall appear  
3           immediately below the notice required by paragraph  
4           (5):

5                               "NOTICE REQUIRED BY HAWAII LAW  
6                               AS PART OF THIS TRANSACTION, YOU ARE GIVING UP  
7                               TITLE TO YOUR HOME."

8           (c) A distressed property conveyance contract shall  
9           contain on its first page in a type size no smaller than  
10          fourteen-point boldface type:

- 11           (1) A description of the distressed property;
- 12           (2) The name, street address, and telephone number of the  
13           distressed property purchaser; and
- 14           (3) The name and address of the distressed property  
15           purchaser to which notice of cancellation is to be  
16           delivered.

17           (d) A distressed property conveyance contract shall be  
18          dated and signed by the distressed property purchaser. If the  
19          distressed property purchaser is a person other than an  
20          individual, the individual executing the distressed property  
21          conveyance contract on behalf of the distressed property



1 purchaser shall identify the title and office held by the  
2 individual.

3 (e) A distressed property conveyance contract shall be  
4 dated and signed by all owners of the distressed property.

5 (f) The distressed property purchaser shall provide each  
6 distressed property owner with a copy of the distressed property  
7 conveyance contract and attached notice of cancellation form  
8 immediately upon execution by all parties to the distressed  
9 property conveyance contract. A distressed property conveyance  
10 contract shall not be effective until all parties to the  
11 distressed property conveyance contract have signed the  
12 contract.

13 (g) Pursuant to chapter 501 or 502, the distressed  
14 property purchaser shall record the distressed property  
15 conveyance contract no earlier than fifteen days after its  
16 execution but no later than twenty days after its execution;  
17 provided that the contract has not been canceled, or no later  
18 than fifteen days after the last day any distressed property  
19 owner has the right to cure a default under state law, whichever  
20 is later.

21 § -7 Right to cancel a distressed property conveyance  
22 contract. (a) A distressed property conveyance contract shall



1 contain, immediately before the space reserved for all the  
2 distressed property owners' signatures, the following notice of  
3 right to cancel a distressed property conveyance contract in a  
4 type size no smaller than fourteen-point boldface type,  
5 completed with the correct date and time of day on which the  
6 cancellation right ends:

7 "YOU MAY CANCEL THIS CONTRACT FOR THE SALE OF YOUR  
8 HOUSE, WITHOUT ANY PENALTY OR OBLIGATION, AT ANY TIME  
9 BEFORE (Date and time of day). SEE THE ATTACHED  
10 NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS  
11 RIGHT."

12 (b) A distressed property conveyance contract shall be  
13 accompanied by the following notice of cancellation form, in  
14 duplicate, attached to the contract and easily detachable, in a  
15 type size no smaller than fourteen-point boldface type,  
16 completed with the date the contract was last signed, the name  
17 of the distressed property purchaser, the address where notice  
18 of cancellation is to be delivered, and the correct date and  
19 time of day on which the cancellation right ends:

20 "NOTICE OF CANCELLATION

21  
22 (Enter date contract last signed)



(Date)

YOU MAY CANCEL THIS CONTRACT FOR THE SALE OF YOUR HOME,  
WITHOUT ANY PENALTY OR OBLIGATION, AT ANY TIME BEFORE THE  
LATER OF MIDNIGHT OF THE FIFTEENTH BUSINESS DAY FOLLOWING  
THE DAY ON WHICH THE LAST PARTY TO A DISTRESSED PROPERTY  
CONVEYANCE CONTRACT SIGNS THE DISTRESSED PROPERTY  
CONVEYANCE CONTRACT OR 5:00 P.M. ON THE LAST DAY OF THE  
PERIOD DURING WHICH ANY OWNER OF A DISTRESSED PROPERTY HAS  
THE RIGHT TO CURE THE DEFAULT UNDER HAWAII LAW.

TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND  
DATED COPY OF THIS NOTICE OF CANCELLATION, OR ANY OTHER  
WRITTEN NOTICE OF CANCELLATION, TO (Name of distressed  
property purchaser) AT (Address where notice of  
cancellation is to be delivered) NOT LATER THAN (Enter date  
and time of day).

I HEREBY CANCEL THIS TRANSACTION.

\_\_\_\_\_  
(DATE)



(Seller's signature)"

§ -8 Cancellation of a distressed property conveyance

contract. (a) In addition to any other legal right to rescind a contract, any distressed property owner has the right to cancel a distressed property conveyance contract, without any penalty or obligation, at any time before the later of midnight of the fifteenth business day following the day on which the last party to a distressed property conveyance contract signs the distressed property conveyance contract or 5:00 p.m. on the last day of the period during which any owner of a distressed property has the right to cure a default under state law.

(b) The period of fifteen business days following the day on which the last party to a distressed property conveyance contract signs the contract during which any owner of the distressed property may cancel the contract shall not begin to run until all parties to the distressed property conveyance contract have executed the distressed property conveyance contract and the distressed property purchaser has complied with all the requirements of sections -6, -7, and this section.

(c) Cancellation occurs when any owner of a distressed property delivers, by any means, and within the time specified under subsection (a), written notice of cancellation to the



1 address specified in the distressed property conveyance  
2 contract.

3 (d) Notice of cancellation, if given by mail, is effective  
4 when deposited in the mail with postage prepaid. Notice by  
5 certified mail, return receipt requested, addressed to the  
6 address specified in the distressed property conveyance  
7 contract, shall be conclusive proof of notice of cancellation.

8 (e) Notice of cancellation given by any owner of a  
9 distressed property need not take the particular form as  
10 provided with the distressed property conveyance contract and,  
11 however expressed, is effective if it indicates the intention of  
12 an owner not to be bound by the contract.

13 (f) Within fifteen days following receipt of a notice of  
14 cancellation given in accordance with this section, the  
15 distressed property purchaser shall return, without condition,  
16 any and all original contracts and documents signed by any owner  
17 of the distressed property.

18 § -9 Distressed property lease. (a) A distressed  
19 property lease shall be in writing and shall fully disclose:

20 (1) All rights and obligations of the distressed property  
21 lessor and distressed property lessee;



1           (2) The exact terms of the agreement between the  
2           distressed property lessor and distressed property  
3           lessee;

4           (3) The exact period of time the distressed property lease  
5           is to be in effect; and

6           (4) The total amount and terms of compensation to be  
7           directly or indirectly received by the distressed  
8           property lessor.

9           (b) Distressed property lessees shall be afforded all  
10          rights under the landlord-tenant law of the State. No  
11          distressed property lease shall provide a distressed property  
12          lessee with rights less than those provided by the State's  
13          landlord-tenant law as set forth in chapters 521 and 666.

14          (c) The first page of a distressed property lease shall  
15          contain in a type size no smaller than fourteen-point boldface  
16          type:

17               (1) A description of the distressed property;

18               (2) The name, street address, and telephone number of the  
19               distressed property lessor; and

20               (3) The name and address of the distressed property lessor  
21               to which lease or rental payments, correspondence, and  
22               notices are to be mailed.



1 (d) A distressed property lease shall be dated and signed  
2 by the distressed property lessor. If the distressed property  
3 lessor is a person other than an individual, the individual  
4 executing the distressed property lease on behalf of the  
5 distressed property lessor shall identify the title and office  
6 held by the individual.

7 (e) A distressed property lease shall be dated and signed  
8 by all lessees of the distressed property.

9 (f) The distressed property lessor shall provide each  
10 distressed property lessee with a copy of the distressed  
11 property lease immediately upon execution by all parties to the  
12 distressed property lease. A distressed property lease shall  
13 not be effective until all parties to the distressed property  
14 lease have signed the lease.

15 § -10 Prohibitions. (a) A distressed property  
16 consultant shall not:

- 17 (1) Misrepresent or conceal any material fact;  
18 (2) Induce or attempt to induce a distressed property  
19 owner to waive any provision of this chapter;  
20 (3) Make any promise or guarantee not fully disclosed in  
21 the distressed property consultant contract;



- 1           (4) Engage or attempt to engage in any activity or act  
2           concerning the distressed property not fully disclosed  
3           in the distressed property consultant contract;
- 4           (5) Induce or attempt to induce a distressed property  
5           owner to engage in any activity or act not fully  
6           disclosed in the distressed property consultant  
7           contract;
- 8           (6) Take, ask for, claim, demand, charge, collect, or  
9           receive any compensation until after the distressed  
10          property consultant has fully performed each service  
11          the distressed property consultant contracted to  
12          perform or represented would be performed;
- 13          (7) Take, ask for, claim, demand, charge, collect, or  
14          receive for any reason, any fee, interest, or any  
15          other compensation that exceeds the two most recent  
16          monthly mortgage installments of principal and  
17          interest due on the loan first secured by the  
18          distressed property or the most recent annual real  
19          property tax charged against the distressed property,  
20          whichever is less;
- 21          (8) Take or ask for a wage assignment, a lien of any type  
22          on real or personal property, or other security to



1 secure the payment of compensation. This type of  
2 security is void and not enforceable;

3 (9) Receive any consideration from any third party in  
4 connection with services rendered to a distressed  
5 property owner unless the consideration is fully  
6 disclosed in the distressed property consultant  
7 contract;

8 (10) Acquire any interest, directly or indirectly, or by  
9 means of a subsidiary or affiliate, in a distressed  
10 property from a distressed property owner with whom  
11 the distressed property consultant has contracted;

12 (11) Require or ask a distressed property owner to sign any  
13 lien, encumbrance, mortgage, assignment, or deed  
14 unless the lien, encumbrance, mortgage, assignment, or  
15 deed is fully described in the distressed property  
16 consultant contract, including all disclosures  
17 required by this chapter; or

18 (12) Take any power of attorney from a distressed property  
19 owner for any purpose, except to inspect documents  
20 concerning the distressed property as allowed by law.

21 (b) A distressed property purchaser shall not:

22 (1) Misrepresent or conceal any material fact;



- 1 (2) Induce or attempt to induce a distressed property  
2 owner to waive this chapter;
- 3 (3) Make any promise or guarantee not fully disclosed in  
4 the distressed property conveyance contact;
- 5 (4) Engage or attempt to engage in any activity or act  
6 concerning the distressed property not fully disclosed  
7 in the distressed property conveyance contract;
- 8 (5) Induce or attempt to induce a distressed property  
9 owner to engage in any activity or act not fully  
10 disclosed in the distressed property conveyance  
11 contract;
- 12 (6) Enter into or attempt to enter into a distressed  
13 property conveyance unless the distressed property  
14 purchaser verifies and can demonstrate that an owner  
15 of the distressed property has a reasonable ability to  
16 pay any amounts due to reacquire an interest in the  
17 distressed property or to make monthly or any other  
18 payments due under a distressed property conveyance  
19 contract or distressed property lease, if the  
20 distressed property purchaser allows any owner of a  
21 distressed property to remain in, occupy, use, or  
22 repurchase the distressed property;



1 (7) Fail to make a payment to the owner of the distressed  
2 property at the time the title is conveyed so that the  
3 owner of the distressed property has received  
4 consideration in an amount of at least eighty-two per  
5 cent of the property's fair market value, or, in the  
6 alternative, fail to pay the owner of the distressed  
7 property no more than the costs necessary to  
8 extinguish all of the existing obligations on the  
9 distressed property, as set forth in this chapter;  
10 provided that the owner's costs to repurchase the  
11 distressed property pursuant to the terms of the  
12 distressed property conveyance contract do not exceed  
13 one hundred twenty-five per cent of the distressed  
14 property purchaser's costs to purchase the property.  
15 If an owner is unable to repurchase the property  
16 pursuant to the terms of the distressed property  
17 conveyance contract, the distressed property purchaser  
18 shall not fail to make a payment to the owner of the  
19 distressed property so that the owner of the  
20 distressed property has received consideration in an  
21 amount of at least eighty-two per cent of the  
22 property's fair market value at the time of conveyance



- 1 or at the expiration of the owner's option to  
2 repurchase;
- 3 (8) Enter into any repurchase or lease agreement as part  
4 of a distressed property conveyance contract or  
5 subsequent conveyance of an interest in the distressed  
6 property back to a distressed property owner that is  
7 unfair or commercially unreasonable or engage in any  
8 other unfair conduct;
- 9 (9) Represent, directly or indirectly, that the distressed  
10 property purchaser is acting as an advisor or a  
11 consultant or is acting on behalf of or assisting an  
12 owner of a distressed property to "remain in the  
13 house," "save the house," "buy time," or "stop the  
14 foreclosure" or is doing anything other than  
15 purchasing the distressed property;
- 16 (10) Misrepresent the distressed property purchaser's  
17 status as to licensure or certification;
- 18 (11) Do any of the following until after the time during  
19 which an owner of a distressed property may cancel the  
20 distressed property conveyance contract:



1 (A) Accept from an owner of the distressed property  
2 execution of any instrument of conveyance of any  
3 interest in the distressed property;

4 (B) Execute an instrument of conveyance of any  
5 interest in the distressed property; or

6 (C) Pursuant to chapter 501 or 502, record any  
7 document signed by an owner of a distressed  
8 property, including any instrument of conveyance;

9 (12) Fail to re-convey title in a distressed property to  
10 the distressed property owner or owners when the terms  
11 of the distressed property conveyance contract have  
12 been fulfilled if the distressed property consultant  
13 or distressed property purchaser contracted or  
14 represented that title in the distressed property  
15 would be re-conveyed to the distressed property owner  
16 or owners when the terms of the distressed property  
17 conveyance contract have been fulfilled;

18 (13) Induce or attempt to induce an owner of the distressed  
19 property to execute a quitclaim deed concerning a  
20 distressed property;



- 1           (14) Enter into a distressed property conveyance contract  
2           where any party to the contract is represented by  
3           power of attorney;
- 4           (15) Immediately following the conveyance of the distressed  
5           property, fail to extinguish all liens encumbering the  
6           distressed property at the time of the distressed  
7           property conveyance or fail to assume all liability  
8           with respect to all liens encumbering the distressed  
9           property at the time of the distressed property  
10          conveyance, which assumption shall be accomplished  
11          without violations of the terms and conditions of the  
12          lien or liens being assumed. Nothing herein shall  
13          preclude a lender from enforcing any provision in a  
14          contract that is not otherwise prohibited by law;
- 15          (16) Fail to complete a distressed property conveyance  
16          through:
- 17                (A) An escrow depository licensed by the department  
18                of commerce and consumer affairs;
- 19                (B) A bank, trust company, or savings and loan  
20                association authorized under any law of this  
21                State or of the United States to do business in  
22                the State;



1 (C) A person licensed as a real estate broker in this  
2 State who is the broker for a party to the  
3 escrow; provided that the person does not charge  
4 any escrow fee; or

5 (D) A person licensed to practice law in this State  
6 who, in escrow, is not acting as the employee of  
7 a corporation; provided that the person does not  
8 charge any escrow fee; or

9 (17) Cause the property to be conveyed or encumbered  
10 without the knowledge or permission of all owners of a  
11 distressed property or in any way frustrate the  
12 ability of a distressed property owner to reacquire  
13 the distressed property.

14 (c) There shall be a rebuttable presumption that an  
15 appraisal by a person licensed or certified as a real property  
16 appraiser by the State or the federal government is an accurate  
17 determination of the fair market value of the property.

18 (d) An evaluation of "reasonable ability to pay" under  
19 this chapter shall include debt to income ratio, fair market  
20 value of the distressed property, and the distressed property  
21 owner's payment history.



1           §   -11 Violation, penalties. (a) Any person who  
2 violates any provision of this chapter shall be deemed to have  
3 engaged in an unfair or deceptive act or practice in the conduct  
4 of any trade or commerce within the meaning of section 480-2.

5           (b) The penalties provided in this section shall be  
6 cumulative to the remedies or penalties available under all  
7 other laws of this State."

8           SECTION 3. This Act does not affect rights and duties that  
9 matured, penalties that were incurred, and proceedings that were  
10 begun, before its effective date.

11          SECTION 4. This Act shall take effect upon its approval.



**Report Title:**

Real Property; Mortgage Foreclosure

**Description:**

Requires mortgage foreclosure rescuers to provide specific information and disclosures to distressed property owners and imposes specific prohibitions on mortgage foreclosure rescuers.  
(SD1)

