

Have Vacant Properties? **We have No-cost Solutions.**

BEFORE



NUISANCE

AFTER



ASSET

COMMUNITY PARTNERSHIPS

Solutions for Code Enforcement Professionals and City Leaders

Safeguard's Role

Safeguard **does not:**

- own properties
- make decisions on property activities or maintenance
- assume responsibility for current or future action



Safeguard's Role

Safeguard **does**:

- provide our client with a report and photos from each visit to a property
- report violations and issues from code enforcement officers to our clients
- work directly with code enforcement officers to share a history, status or update about a property



Safeguard
Properties

Cost of Abandonment: You

Increases in:

- Work load
- Frustrations
- Calls from neighbors with complaints
- Calls from elected officials with complaints

Decreases in:

- Your budget – staffing, tools, etc.



The Players

Trustee



Field Services



Servicer



Insurers



Investors



**Code
Enforcement**





Safeguard
Properties

Trustee

May hold title to the mortgage

Has no authority over servicer

Does not initiate foreclosure actions

Does not maintain property after foreclosure

versus

Servicer

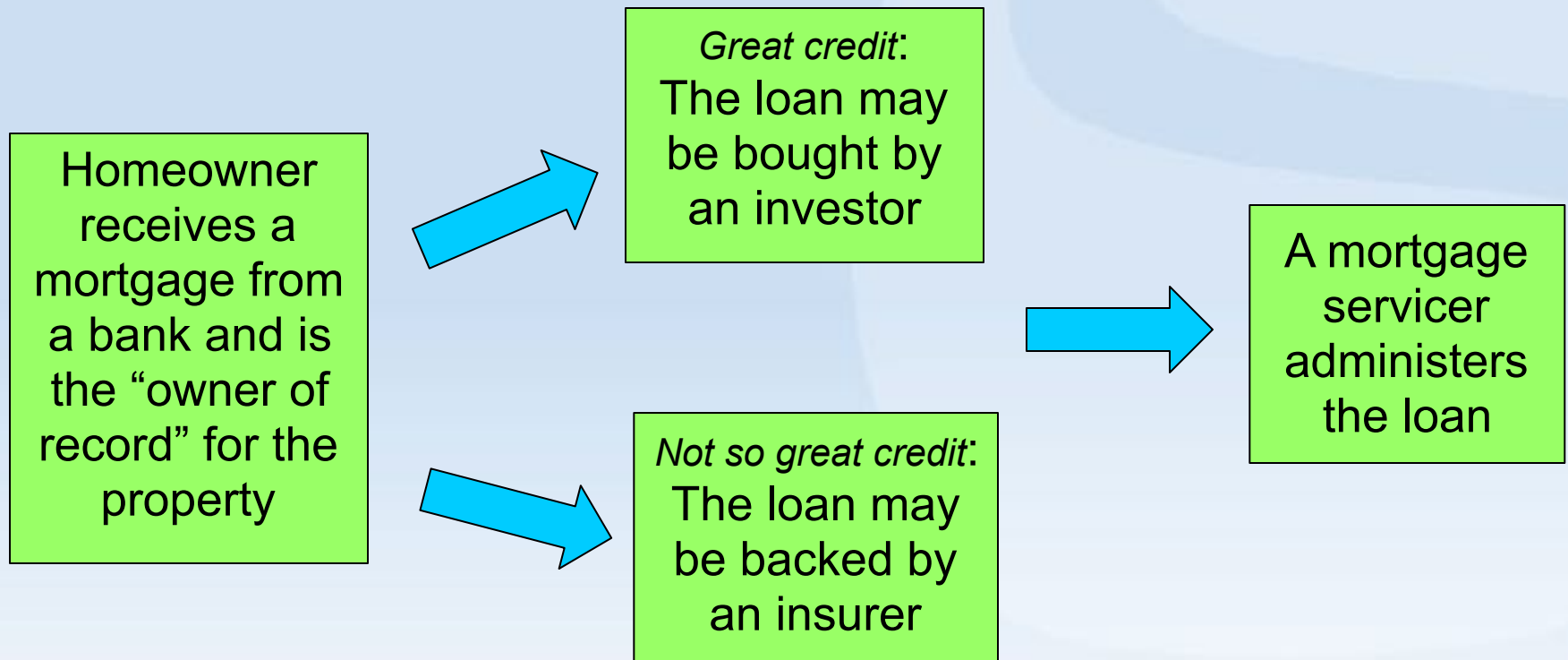
Collects payments from the borrower

Pays property taxes and insurance

Forecloses on the mortgage

Maintains the property

The Mortgage Process



Two Phases of Foreclosure



Inspectors determine occupancy by looking at...

- Mailbox
- Front door
- Electric (volt stick) and gas meters
- Debris in yard
- Garbage cans
- Peeking inside windows
- Talk to the neighbors, but respect privacy

Property Preservation Best Practices





Initial Secure and Interior Inspection

2 Step 2

Upon gaining entry to a property, the contractor will conduct a thorough interior inspection. A sticker identifying Safeguard Properties as the preservation company is placed on the door.

IMPORTANT!

We found this property to be vacant/abandoned. This information will be reported to the mortgage holder. The mortgage holder has the right and duty to protect this property. The property may be rekeyed and/or winterized within 3 days. If this property is **NOT VACANT**, please contact Safeguard Properties at **877-340-3482**.

Code Enforcement & Building Officials: For any issues at this property please contact Safeguard Properties Code Enforcement Dept. at 800-852-8306, ext. 2173 or code.enforcement@safeguardproperties.com

SPI-006/6-10

Foreclosure: Pre-sale

The borrower becomes 45 days delinquent on their mortgage and monthly inspections begin to determine the occupancy status of the property



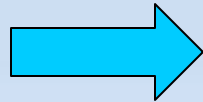
If the property is vacant, then field services begin to protect the collateral interest and neighborhood



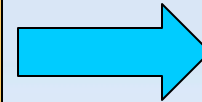
Judicial or Non-judicial foreclosure process continues and a Sheriff's Sale is held

Foreclosure: Post-sale

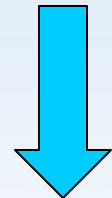
The borrower becomes 45 days delinquent on their mortgage and monthly inspections begin to determine the occupancy status of the property



If the property is vacant, then field services begin to protect the collateral interest and neighborhood



Judicial or Non-judicial foreclosure process continues and a Sheriff's Sale is held

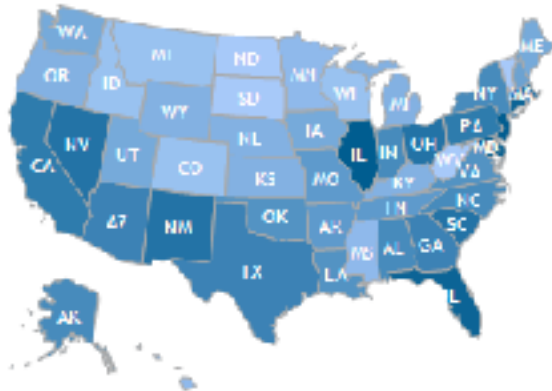


The property is now REO
(Real Estate Owned)

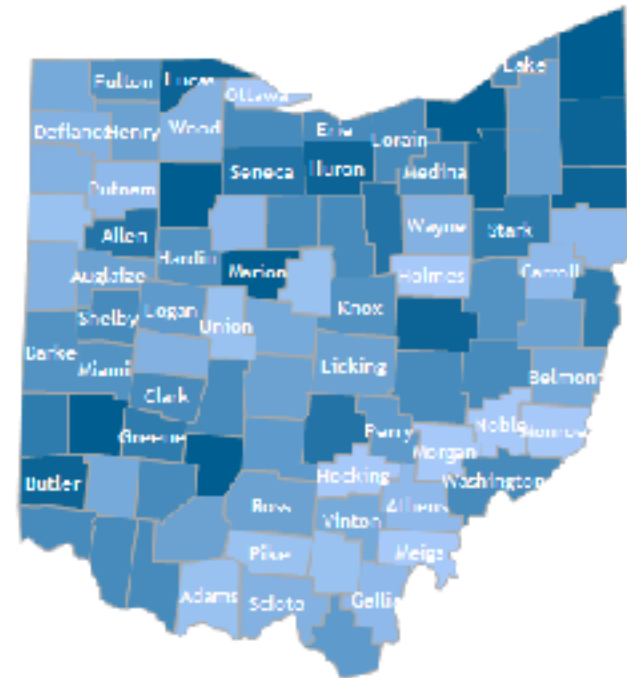
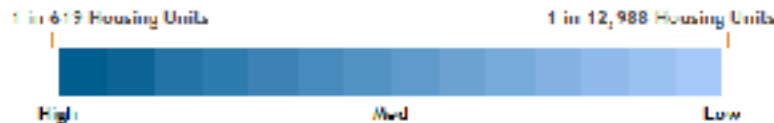
Foreclosures in Ohio

In June, 1 in 1,758 homes were in foreclosure in the U.S.

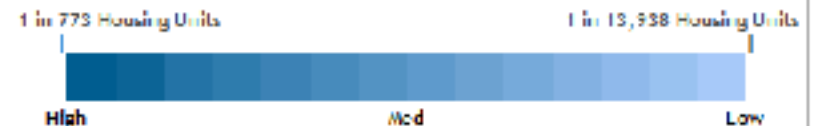
While in OH, 1 in 1,410 homes were in foreclosure.



Foreclosure Actions to Housing Units



Foreclosure Actions to Housing Units



County Activity

In June 2018, these Ohio counties had the highest foreclosure rates:

Montgomery (1 in 773)

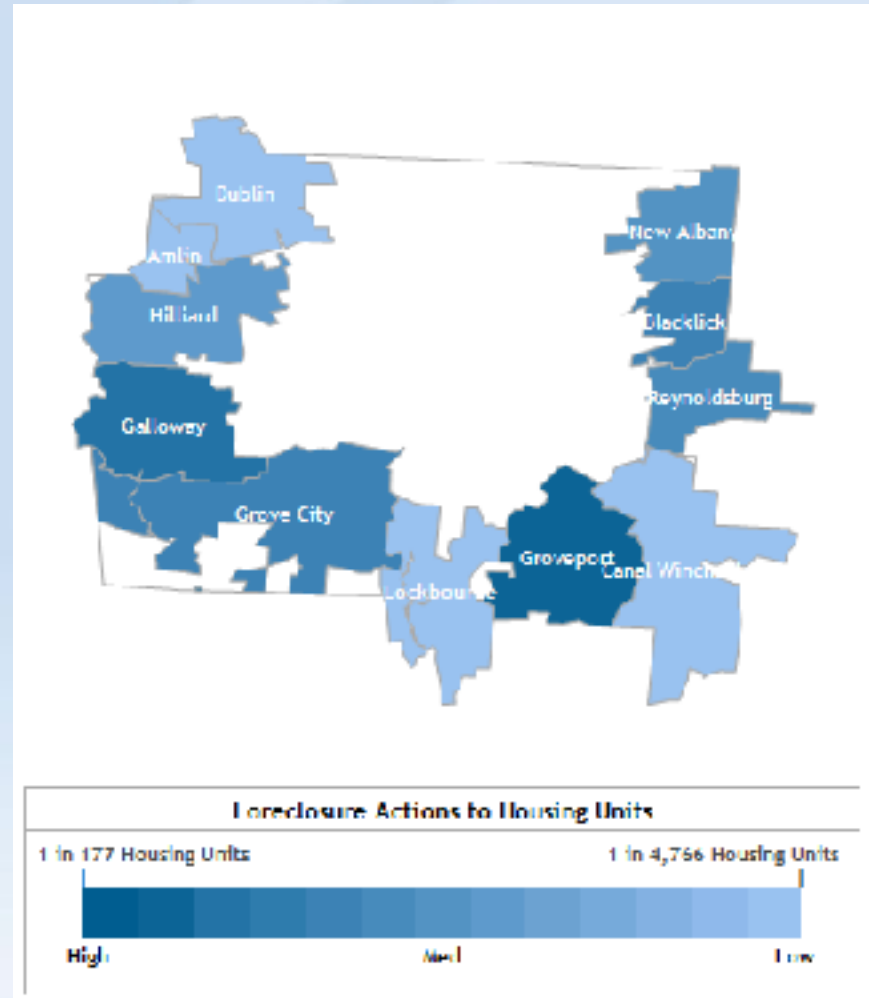
Cuyahoga (1 in 825)

Ashtabula (1 in 836)

Fayette (1 in 844)

Hancock (1 in 921)

(National foreclosure rate: 1 in 1,758;
Ohio foreclosure rate: 1 in 1,410)



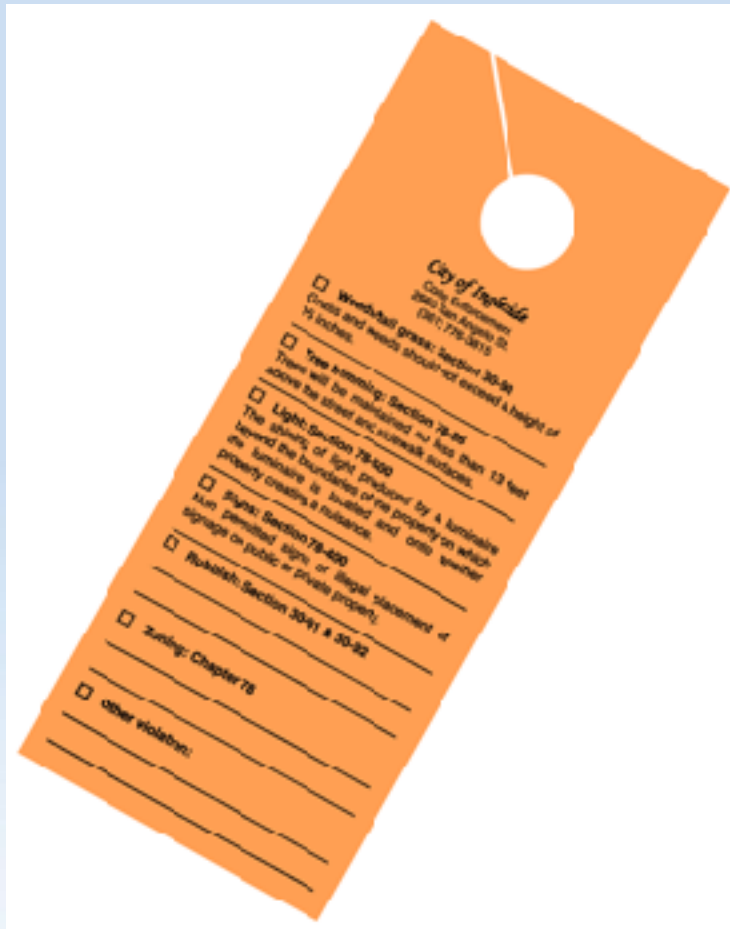
Franklin County (1 in 2,244)

Delays in the Foreclosure Process

- Modifications, HAMP
- Bankruptcy
- Servicer transfers
- Bids
- State laws & processes
- Borrower contests foreclosure



Safeguard
Properties

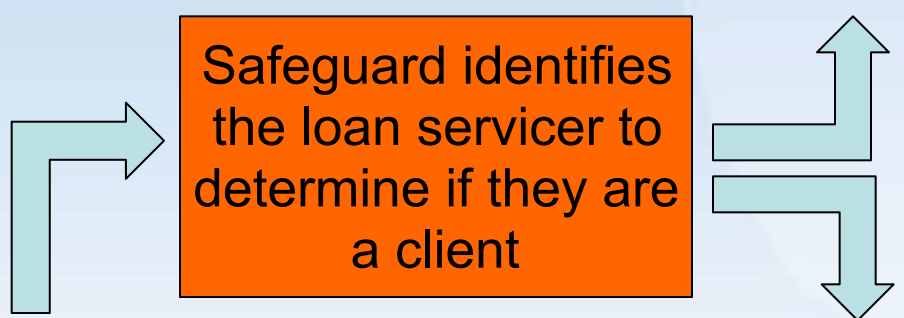


A Violation
...or something “official”
that indicates the issue
and ordinance being
violated will expedite
compliance.

Addressing Code Issues

When problems arise, Safeguard maintains communication with code enforcement departments and follows these steps to resolve the situation and prevent citations.

Client: Communication is initiated immediately. Copies of violations are provided, contractors are contacted to provide bids or complete work based on City and client instructions.



Safeguard identifies the loan servicer to determine if they are a client

Code official notifies Safeguard of a code compliance issue or violation

Non-Client: Safeguard makes every effort to provide loan servicer contact information to the City.

Washington State: HB 2057

- Drafted following the Washington State Supreme Court's decision to *Jordan v Nationstar* in 2016
- Enacted after months of conference calls with the mortgage servicing industry and strong representation by consumer advocacy groups
- Signed by Governor Jay Inslee on March 28, 2018 and was effective June 7, 2018

Washington State: What Works

- Well-founded objective designed to protect consumer rights
- Intended to increase communication between jurisdictions and servicers



New York State: Vacant and Abandoned Property Law

- Also known as the “Zombie Properties Law”
- Signed by Governor Andrew M. Cuomo in June, 2016
- Imposes maintenance requirements on banks, creates an electronic registry, provides efficiency to mandatory settlement conferences, expedites foreclosures for abandoned properties

New York State: What Works

- Created within a State with highest number of Zombie foreclosures
- Training for code enforcement officers
- Task forces and new positions created
- Centralized recipient for registrations
- Penalties for failing to register or maintain properties
- Applies to Pre-sale properties





Expediting Foreclosures

- Speeding up the foreclosure process under responsible and appropriate circumstances
- Pennsylvania, Illinois, Ohio, New York, New Jersey, Connecticut, Nevada, Washington, Maryland...

Expediting Foreclosures: What Works

- Standardizes and unifies the foreclosure process
- Can reduce the foreclosure timeframe
- Can save the city valuable resources
- Can save the industry valuable resources
- Can better preserve a property from disrepair, damage, etc.
- Can better preserve neighborhood



The Ins & Outs of VPRs:

What is a VPR?

- Legislation that addresses the growing volume of abandoned properties
- Legislation that requires the owner of a property - vacant and/or in foreclosure or foreclosed upon - to register it with the municipality and provide a point of contact for maintenance and compliance issues

The Ins & Outs of VPRs: Goals

- Prevent blight
- Obtain a direct point of contact
- Holds banks responsible
- Encourage repairs and return a property to productive use/discourage vacancy
- Defray maintenance and demo costs spent by a jurisdiction
- Restore lost tax revenue and preserve property values



VPRs: What Works

- Precise and easily understood definitions
- Accurate assignment of roles and responsibilities
- Include commercial properties
- Establishment of the “trigger” – these affect the applicability of the VPR
- Transparency – ordinances and forms available on a jurisdiction’s website
- Process for Deregistration





VPR Definition: What Works

- The larger net won't catch more fish! If the definition of “**Owner**” is too broad, then who is responsible? But, if it doesn't specify all parties, then it may not apply to all applicable properties
- Don't include the term in the definition - default
- Be thorough and concise with the term “**Vacancy**” to include all conditions that lead one to believe that the house is not occupied

Elements of a VPR: Registration Requirements

- Timeframe
- What must be included with the registration
- Contact information – who, what, etc.
- Insurance
- Preservation plan
- Residential only? How about Commercially zoned properties too?

VPR Fees: What Works

- Eliminate the proration of the registration fee – check is commonly the wrong amount and delayed by returning it in exchange for another
- Renewals based on anniversary date versus January 1st
- Establish a fee that covers the costs to administer the program and encourages registration



Elements of a VPR: Strong Maintenance and Securing Reqs

- General housing requirements don't always apply to vacant properties
- Universal codes might not be a fit for your community's vacant properties
- Avoid any confusions



Elements of a VPR: Penalties



- Penalties for failing to comply with a property registration ordinance
- Daily fines
- Limitations based on state laws
- Enforcement encourages compliance

VPR Success: Kenton Co., KY



Planning and Development Services of Kenton County

Kenton County Vacant Foreclosed Property Registration

Information regarding the registration program, including who must register, is provided on page 2 of this form.

Registration Type: Initial Registration: ☐ Renewal Registration: ☐

Property Owner: _____

Property Address: _____

Lending Institution, Mortgage, Creditor or Owner (required):

Business Address (No P.O. Boxes): _____

Phone Number: _____ Email Address: _____

Preservation Company (if applicable):

Business Address (No P.O. Boxes)

Phone Number: _____ Email Address: _____

Statewide VPRs

- Provides uniformity – common ordinance, form and processes
- Applications vary for each state: boarding, procedures – stage of foreclosure and application, notification, departments
- Statewide ordinances in: Ohio, Georgia, Oregon, Connecticut, New York



RESOURCES

[Fast-Track Legislation](#)[Mortgage Servicer and
Property Preservation
Contacts](#)[Developer Update Center](#)[MapAlert®](#)[Code Enforcement Contacts](#)[Eminent Domain](#)[ILMA Declarations](#)[HUD ML 2010-18 Frequently
Asked Questions](#)[Industry Links](#)[Investor Guidelines](#)[Property Registration](#)

Providing direct contacts for
Issues relating to vacant and
abandoned properties helps
to bridge communication gaps
between municipalities and
the mortgage servicing
Industry.

Mortgage Servicer & Property Preservation Contacts

Safeguard has developed a Mortgage Servicer & Property Preservation Contacts list to provide municipalities with a resource to identify direct points of contact at loan servicing organizations for issues pertaining to vacant and abandoned properties.

Please note that in some cases, the banking entity identified by a municipal official regarding a particular property may be a trustee and not the mortgage loan servicer. In those instances, please utilize the second section to contact the trustee to assist in identifying the loan servicer.

For additional information regarding the role of the trustee (and the loan servicer), please click on the following links:

Christiana Trust: *The Role of the Corporate Trustee/Servicer vs. Trustee Responsibilities*

US Bank Global Corporate Trust Services: [Role of the Corporate Trustee](#)

To view the latest version of this list, please [click here](#)



ALL CLIENT ALERTS



Stay informed about the latest
industry news and events with
our All Client Alert email
[newsfeed](#).





**Safeguard
Properties**

Community Partnerships for Code Enforcement

Other Innovative Initiatives



Vacant Property
Registration Ordinance

Model Ordinance (Chula
Vista, CA)

Artistic Boarding

Enhanced Pool Coverings

Benefits of Partnership

Enhanced Pool Coverings



**New, sturdy coverings offer improved safety
measures.**



Santa Ana, CA

SecureView – Broward County, FL



Before



After



Safeguard
Properties

Community Partnerships
for Code Enforcement

Benefits of Partnership: New Solutions



**Compliance
Connections**

Communicate. Collaborate. Comply.

Untended property issues don't benefit anyone, but it can be difficult to connect the right people with the right information in a timely fashion. Compliance Connections provides innovative technology that enables relevant parties to find the information needed to efficiently communicate, collaborate, and comply with civil code requirements—saving time and money, while preserving the value real estate assets and the communities around them.



**Compliance
Connections**



Safeguard
Properties

Compliance
Connections

You are signed in as Brandon Kirkham (bkirkham@complianceconnections.com)

[My Account](#) | [Logout](#)

Perspective: All (change)

Property Search

FIND PROPERTY

Contact: support@complianceconnections.com

DASHBOARD

PROPERTIES

VIOLATIONS

REGISTRATIONS

ANIZATIONS

Welcome to Compliance Connections

Enter
any
address
here



Latest Comments

Comment

28361 Adrienne St Murrieta, CA 92563

The city confirmed the property is in compliance at this time.

529 N Hildebrand Ave Glendora, NJ 08029

He'lla. We've identify Safeguard Properties as the POC for the referenced...

645 Mulhony Rd Hinesville, GA 31313

Research indicates - loan originated 11/24/12 - borrower Angelo Joyner for...

1337 Rivercrest Dr Mesquite, TX 75161

Research indicates - current owner is ROUNDS,FRAN C & SANDRA D - deed was...

404 Wade Dr Bedford, TX 76011

From: Bridgette Walsh (mailto:bwalsh@complianceconnections.com) Sent...

Show All

Posted

9/4/2014

9/4/2014

9/4/2014

9/3/2014

9/3/2014

Latest Active Violations



Internet | Protected Mode On



Record ID:	637272127	Status:	Case Resolved: Abatement Completed
Date:	3/27/2014	Violation Issue Date:	3/21/2014
Property Occupancy Status:	Vacant	Date Closed:	9/4/2014
Organization Recording Violation:	Safeguard Properties	Hearing Date Time:	
Person Recording Violation:	Gunner, Tamara		
Notification Type:	Landscaping		5/28/2014
City Citation Number:	Abandoned Vehicles		
City Citation Issue Date:	Boarding		
Abatement Work Order Number:	Construction		
Date Received:	Demolition		
Deadline to Resolve:	Fines Due		
Description:	Graffiti		
Violation/Lien Amount:	Health and Safety		
Per Diem Penalty:	High grass and weeds		
	Hoarding		
	Illegal property conversion		
	Junk, trash, and debris		
	Landscaping		
	Minimum housing standards		
	Multiple		
	Nuisance		
	Open or Vacant Structure		
	Signage		
	Snow Removal		
	Substandard structure		
	Unmaintained or unsecured swimming pool		
	Unsecured property		
	Vacant Property Registration		

names. City of Puerto Rico police department

Good Through Date:

Violation/Lien Date Paid:

Code officers select the type of violation - these were provided by the American Association of Code Enforcement



Code officers can
attach photos &
violation notices

Please Select a User

ASSIGN NEW USER

Attachments

ADD ATTACHMENT



Legal Notice

DELETE



https://cpvprrepo

DELETE



https://cpvprrepo

DELETE



https://cpvprrepo

DELETE



https://cpvprrepo

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https://cpvprrepo

DELETE

Comments



*Community Partnerships
for Code Enforcement*

Community Initiatives Department

Community.Initiatives@safeguardproperties.com

Michael Halpern, Director Community Initiatives
1-800-852-8306 X.1392

Heather Lazar, Community Relations Liaison
1-800-852-8306 X. 1500

To sign up for Compliance Connections, go to <https://connect.complianceconnections.com/Login.aspx>