Maryland Homeowner Foreclosure Timeline*

At First Signs of Financial Difficulty

Missed Mortgage Payment Lender begins calling, sends a delinquency notice

Day 1+

"Notice of Intent to Foreclose" letter mailed certified and 1st class mail Important: May include offer for pre-file mediation – see reverse "Order to Docket" (OTD) filed in court with certified or personally served copy to homeowner*

Day 120+ (45+ days after NOI)



Steps

#1

#2

#3

#4

What You Can Do

Reduce unnecessary expenses, save money, and contact the HOPE hotline for free nonprofit housing counseling

1-877-462-7555

Homeowner sends lender "Loss Mitigation" workout request package or pre-filing mediation option: *Note that*

choosing pre-filing mediation changes the timeline



Homeowner to submit "Foreclosure Mediation Opt-in" Form to courts w/\$50 filing fee

Mediation held at OAH
60 days or less from homeowner's request

OAH to receive paperwork 20 days before mediation

Opt-in deadline 25 days from date of OTD

#7

#6

#5



Homeowner & mortgage company meet to review financials to decide if mortgage company will offer options to foreclosure: If you choose pre-filing mediation, this post-filing mediation may not be available to you - see reverse



Homeowner to submit all required documents to OAH

Deadline for homeowner to request mediation held with the Office of Administrative Hearings (OAH) Without Mediation

Without Mediation

At any point up to the foreclosure sale, the homeowner can bring mortgage current



mortgage current by paying all arrears including late fees and foreclosure costs 15+ days after mediation or 45+ days after OTD



foreclosure sale at courthouse

Homeowner to seek other housing options

30+ days after sale



Court ratifies sale and title is transferred to new owner 45+ days after sale

Vacate or Face Eviction



www.MDHope.org

*NOTE: This document represents a simplified version of the foreclosure process in Maryland without a Preliminary Loss Mitigation Affidavit and some steps may vary. Information is not presented as legal advice. For legal advice, ask your housing counselor for a legal referral.

WHAT IS FORECLOSURE MEDIATION?

Foreclosure mediation is a process that allows the homeowner, a representative from the mortgage servicer with authority to make decisions, and a neutral third party mediator from the Maryland Office of Administrative Hearings (OAH) to meet and discuss alternatives to foreclosure. Alternatives to foreclosure may include housing transition. Foreclosure mediation does not guarantee a loan modification or other relief.

MEDIATION TYPES - (1) "Pre-file mediation" - mediation before a foreclosure action is filed in court and (2) "Post-file mediation" - mediation after a foreclosure action has been filed in court. Your mortgage servicer is not required to offer pre-file mediation. PLEASE NOTE: If you choose to participate in pre-file mediation now, you will not be able to opt-in to post-file mediation later unless you and your mortgage servicer agree to an additional mediation session and include the terms of that arrangement in the pre-file mediation agreement, if any. If you do not choose to participate in pre-file mediation at this time, you will have the opportunity to submit a loss mitigation application and, if a foreclosure action is filed against you, participate in post-file mediation.

	Pre-file	Post-file
Early Intervention?	Yes	No
Mortgage Servicer Offer of Mediation Session?	Optional	Required, if no pre-file mediation
Homeowner Financial Documents Needed?	Yes	Yes
Free Housing Counseling?	Mandatory	Available
Legal Referrals?	Available	Available

For more details take a look at Appendix A1-schedule 1: www.dllr.state.md.us/finance/finregforms.shtml#foremed



Contact your lender and a housing counselor at the earliest sign of financial difficulty.

A list of housing counseling agencies near you can be obtained by calling the MDHOPE hotline at

877-462-7555

or by visiting

www.mdhope.org.

Made possible through
the support of the
Baltimore Neighborhood Collaborative
and the Baltimore Homeownership
Preservation Coalition

www.PreserveHomeownership.org

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Developed by the Maryland Housing Counselors Network, Inc. for homeowners.

THE NETWORK



KNOWLEDGE - THE KEY TO HOMEOWNERSHIP