

## Living Next to A Vacant Property

The City of Mounds View has a program to reduce the impact vacant properties have on neighborhoods. The city works with many community partners (Neighborhood Watch groups, citizens, mortgage companies, utility companies, non-profit agencies, etc.).

## Residents Can Help Fight Blight

Residents can aid city efforts to manage vacant property issues, until vacant properties are returned to productive uses and the housing market improves by...

1. **Offering assistance** when possible to neighbors going through foreclosure.
2. Calling Housing Inspections If you are **aware of a vacant property** in your neighborhood. Please include the property address and date vacated.
3. Calling the Police Department immediately at **911 if suspicious or illegal activities** are observed (trespassing, dumping, etc.).
4. Calling Housing Inspections promptly to **report property maintenance concerns** such as unsecured building, garbage or junk, grass/weeds over 8 inches, abandoned vehicles, and similar.
  - The City will take steps to eliminate health & life safety hazards promptly. If a responsible party is not accessible, the city will abate/remove the violations and charge the costs back to the property.
  - General nuisances (not life safety) may take longer due to legal requirements. Responsible parties (property owners, mortgage companies, preservation companies, realtors, etc.) are given notices to correct code violations. If not corrected, violations may result in enforcement actions (i.e. criminal citations, court appearance, abatement.)
5. **Taking care of their own property**— even minor items— so city resources can be focused on resolving major issues.

## Helpful Resources for Mounds View Residents

### Contact Your Mortgage Company

Ask for *Loss Mitigation* or the department who will help you with loan and payment options

### North Metro Housing Resource Center

1170 County Road I  
Shoreview MN 55126

[www.housingresourcecenter.org](http://www.housingresourcecenter.org)

651-486-7401

### Neighborhood Development Alliance

**(Need)** Serving only Spanish Speaking clients in the 7 county metro area

481 S. Wabasha St., St. Paul, MN 55107

[www.nedahome.org](http://www.nedahome.org)

651-292-0131

### Minnesota Home Ownership Center

[www.hocmn.org](http://www.hocmn.org)

651-659-9336 (Outstate: 866-462-6466)

### HOME Line— Info for Renters

612-728-5767 (Outstate: 866-866-3546)

[www.homelinemn.org](http://www.homelinemn.org)

### Don't Borrow Trouble Minnesota Campaign

[www.dontborrowtroublemn.org](http://www.dontborrowtroublemn.org)

612-312-2020

### Minnesota Housing Finance Agency

400 Sibley St, Ste 300, St Paul MN 55101

[www.mhfa.state.mn.us](http://www.mhfa.state.mn.us)

Twin Cities 651-296-8215

Greater Minnesota 800-710-8871

TTY 651-297-2361



Contact Today for Information

## City Contacts

### Police Department

Call 911

To Request Police Officer Assistance

General Police Information

763-717-4070

### Community Development

Building Permits & Zoning

763-717-4020

Housing Inspections

*(Property Maintenance, Vacant Buildings,  
& Code Issues)*

763-717-4023

Building Permits & Zoning

763-717-4020

### Public Works

Water Line Breaks

763-717-4050

After Hour Emergencies

Call 911

### Finance Department

Utility/Water Bill Questions

763-717-4014

This brochure contains general information .  
Other regulations and requirements may apply.

Updated 06-01-08

# Foreclosures & Vacant Properties

What you need to know

- Information
- Assistance
- Maintenance



## City of Mounds View

2401 Highway 10

Mounds View, MN 55112

Phone: 763-717-4000

Fax: 763-717-4019

Website: [www.ci.mounds-view.mn.us](http://www.ci.mounds-view.mn.us)

# Foreclosures Affect Us All

As home mortgage foreclosures continue to rise throughout the nation, the City of Mounds View is also experiencing foreclosures for properties in its neighborhoods. Not only do the property owners suffer from foreclosure, but renters, neighbors and the community are also harmed.

The impact of foreclosure often begins before the actual foreclosure process begins. Property owners having financial difficulties may not be able to maintain the property in good condition and in accordance with community standards. Further, foreclosed properties may be vacant for several months or years, becoming targets for vandalism and health and safety hazards.

Efforts to sustain a healthy housing market are underway by local, state and national agencies. Along with these initiatives, elected officials and city staff are working to manage issues related to foreclosures.

## Reasons for Foreclosure

Foreclosures occur for many reasons including risky types of mortgages, unscrupulous mortgage companies, and personal crises such as medical issues or loss of



Do Not Lose Your Home to Foreclosure

Regardless of the reason, it is important to **address financial problems immediately** to allow more options and time for corrections to avoid foreclosure.

## What is Foreclosure?

Foreclosure is a process where a lender (usually a Mortgage Company) takes possession of a property to recover the amount owed on a loan by the borrower (property owner). The foreclosure process begins when a borrower does not make loan payments and the lender files a public default notice. The foreclosure process generally takes months and may end as follows:

- The borrower may pay the defaulted loan amount or negotiate with the lender to reinstate the loan during the grace period. (Pre-foreclosure, prior to Sheriff's sale)
- The borrower may sell the property to a third party during the pre-foreclosure period, pay off the loan and avoid having a foreclosure on the credit history.
- A third party may buy the property at a public auction.
- The lender may take ownership of the property, often to re-sell it. The lender may retrieve the property from the borrower during pre-foreclosure or buy back the property at the public auction. Mortgage companies may have a real estate or property preservation company manage the property until the property is re-sold.



## Preventing Foreclosure

Foreclosures affect us all and we must work together to identify unmaintained properties in our neighborhoods to maintain and build strong, vibrant and safe communities.

## You Can Help Prevent Foreclosures By...

- **Getting assistance** or help right away if you are having financial difficulties. Delaying decisions or response to money troubles will leave you with fewer choices. Contact your mortgage company to discuss loan and/or payment options.
- **Referring someone** who is having trouble making mortgage payments or paying bills to agencies that can help. Please see *Helpful Resources*.
- **Avoiding risky mortgages** that may not work for you in the long run such as all interest loans, balloon mortgages, and adjustable rate. Do not purchase or refinance a home until you learn about the different types of mortgages and the risky ones to avoid.
- **Providing information** about foreclosures in your homeowner association or Neighborhood Watch mailers or newsletters.

## Avoiding Foreclosure Rescue Scams

Losing a home to foreclosure is a stressful situation. Because of desperation, homeowners may be vulnerable to con artists and scams, which makes situations even worse.

## Some ways to avoid foreclosure "rescue" scams

- **Make sure the company you are working with is legitimate.** Contact the Better Business Bureau at [www.mnd.bbb.org](http://www.mnd.bbb.org) or 651-699-1111 for information about a company. Contact the Minnesota Attorney General's Office regarding scams at [www.ag.state.mn.us](http://www.ag.state.mn.us) or 651- 296-3353.
- **Do not sign papers unless your attorney or a credible agency is consulted.** Be wary of verbal promises. Agreements should be in writing. Avoid signing papers with blanks.
- **Do not give anyone Title, Deed or possession of your house** who promises to pay your mortgage until the house is sold and makes you move out, ask you to pay them and they will make your mortgage payment, or offers to lease back your home, with re-purchase options. Buy backs are often impossible.
- Be wary of anyone who claims to stop foreclosure.
- Do not give money or personal information (social security number, date of birth, bank information, etc.) to "counseling agencies" that contact you and offer special services for a fee. *Contact the non-profit agencies listed on this brochure for free foreclosure counseling.*
- **Do not give out money or personal information** over the phone or to individuals at the door who offer loans, grants, or government money.
- **If you do not speak English,** insist on using a translator you can trust, not a "rescuers" choice.