



An Associate of Eagle One Real Estate

24475 Sunnymead Blvd  
Moreno Valley, CA 92553

Toll Free: 888-641-3934

Fred Albright: 951-348-5234

Joe Gauthier: 951-807-9436

Spanish, Marko: 951-318-9220

Email: fdoptions@yahoo.com

Website: fdoptions.com

## THE "RAP" SHEET

RAP stands for Rehabilitating American Pride, which was created  
to help needy people by working together.

MAY 2018

### Special points of interest:

- We believe everyone is entitled to own property without hassles or worries of losing it
- We will do all we can to help individuals and families
- We will do all we can to help businesses
- And, we will do all we can to help those who are less fortunate



### Inside this issue:

Mothers Day	1
Cancel My Mortgage Contract?	2
Word Search Puzzle	3
Word Search Solution	4

Mothers' Day comes once a year. Some think that if they buy their mother flowers and a card that they have fulfilled their obligation for the rest of the year. If we only comprehended one tenth of what our mothers do for us and how they would literally die for us if need be, we would realize that one day is not sufficient.

Mothers Day should be a time to remind us that we have been neglecting our duties as sons and daughters. The relationship with our mother is sacred; let's strive to honor our mothers more often.

For some of us, Mothers' Day brings a tear to our eye  
We understand that you don't know why  
Our mother has passed away already  
Now we know her love was steady.  
You're lucky to have your mom still with you  
And all the many things you share



## The Right of Rescission could cancel your Mortgage Contract

*"...when you're awarded a rescission, the bank has to return all finance charges and fees to the customer and the bank is also liable for statutory damages, court costs, and attorney's fees incurred when you file the Right of Rescission."*



**FREEDOM AT LAST FROM MORTGAGE PAYMENTS AND THE THREAT OF FORECLOSURE IF YOU GET YOUR MORTGAGE CONTRACT RESCINDED**

## CANCEL MY MORTGAGE CONTRACT?

### THAT'S RIGHT, YOU CAN RESCIND (CANCEL) YOUR MORTGAGE CONTRACT AFTER NEW COURT RULINGS:

#### Assignee Liability:

Assignee liability is an important issue in the rescission process. The general rule for assignee liability, set forth in section 131 of TILA, 15 U.S.C. Â§ 1641, is that the assignee of a credit transaction covered by TILA and Regulation Z is only liable for violations that are apparent on the face of the disclosure statement.

#### OKAY, NOW LET US EXPLAIN WHAT THIS MEANS:

First, the Assignee is the mortgage company, not the borrowers. The Regulation Z law was written to make the mortgage company follow proper procedures in the mortgage loan process.

However, section 131 specifically exempts rescission from this rule so a borrower could compel the assignee of a loan with violations triggering the right of rescission to rescind the loan, even though the violations are not apparent on the face of the disclosure statement. Thus, banks must be careful when purchasing loans subject to rescission. When you're awarded a rescission, the bank has to return all finance charges and fees to the customer and the bank is also liable for statutory damages, court costs, and attorney's fees incurred when you file the Right of Rescission. In addition, rescission applies to assignees of the loan, meaning every mortgage company that you original lender assigned your mortgage to. You see, if your original lender assigns your loan

to a bank and your loan is a covered loan, the new assignee could be forced to rescind the loan if the disclosures have violations triggering your Right of Rescission

So, the Federal Law, the Truth In Lending Act (also referred to as Regulation Z or Reg Z or TILA), clearly outlines the responsibilities of the Assignee (a mortgage company).

It's important to note that a rescission action cannot be barred by prior or subsequent TILA litigation, if the prior litigation DID NOT involve rescission. This means that if you have filed a Right of Rescission in the past and were not awarded the rescission, you can file again now with this new look at the Regulation Z. This is due to numerous court discussion on this subject over the past few years, so there is hope for your process now.

The statute and Regulation Z states that if a creditor disputes the consumer's right to rescind, that creditor must file a declaratory judgment action within the twenty days after receiving the rescission notice, before its deadline to return the consumer's money or property and record the termination of its security interest (15 USC 1625(b)).

FD Options knows how to prepare the documents and get them into the right agency. Let us help you get a Right of Rescission for you under the Truth In Lending Act.

Call: 888-641-3934 and ask for Fred if he's busy with a client, leave a message. You can also call Joe at 951-287-6987 or you can go to our website, **fdoptions.com** for more information.

# WORD SEARCH

I H M F L O W E R S C M O N G  
N O S E R E I D L O S A E O O  
F N N E M S T N A L P W R C G  
L O A R T O H S C S L E E D R  
U R R U Y E R I E E H M F E E  
E V E T R A T I A R E G A C E  
N E T A S O D V A T O I M I N  
C T E N I N E E E L D F I V E  
E S V R A S A R E Y D T L R R  
A T T C Y I Y M E R T A Y E I  
O A R A G N I V O L T E Y S P  
P F M L E C H O C O L A T E S  
P E A C E T C E T O R P G C N  
T A T E A C H E R N D L O U I  
S U N D A Y V E H T A E R W H

## Search Puzzle

Starting on the top row and always reading from left to right, select the unused letters.

They will form a word or phrase related to May.

Put the letters into the boxes below.

Candies  
Card  
Cemetery  
Chocolate  
Family  
Flowers  
Forest  
Gift  
Go green  
Hero

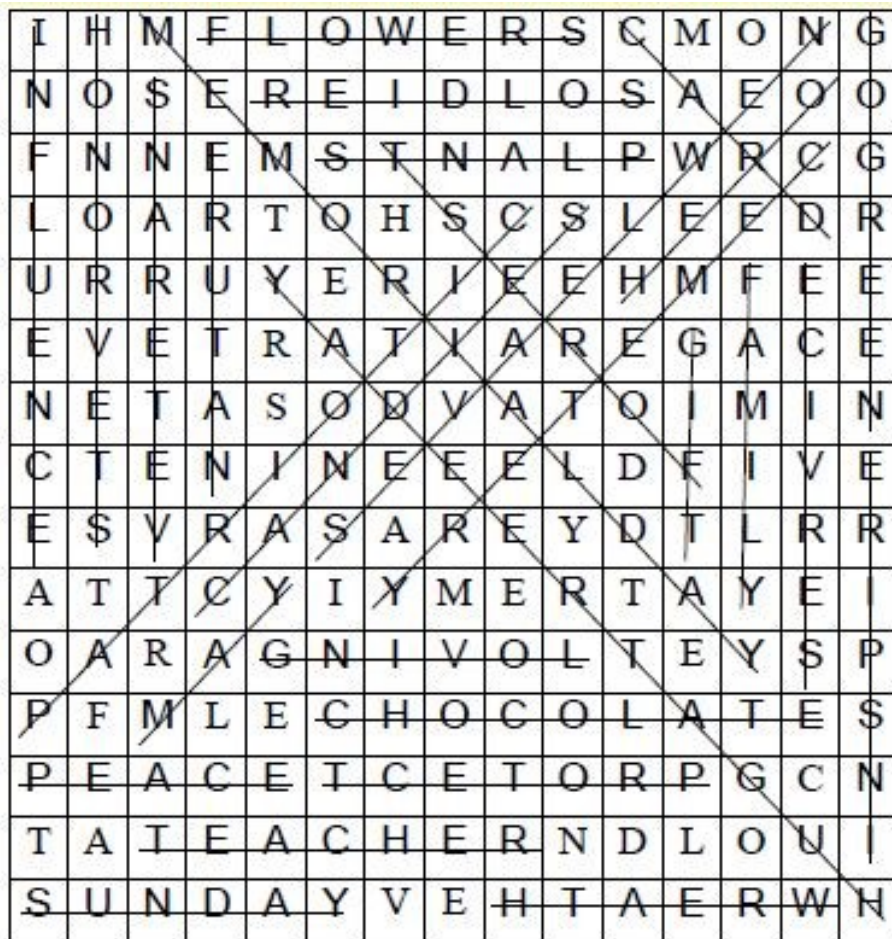
Honor Vets  
Hug a Tree Day  
Influence  
Inspire  
Loving  
Memorial Day  
Nature  
New leaves  
Patriotic  
Peace

Plants  
Protect  
Service  
Soldier  
Sunday  
Teacher  
Veterans  
Wreath

**SOLUTION ON  
PAGE 3**

						'					:	





# WORD SEARCH

## PUZZLE SOLVED

The phrase below was formed from the unused letters and are shown in the puzzle solutions as light blue boxes.

MOTHER'S DAY: A  
TIME TO REFLECT  
AND LOVE

This newsletter was compiled from facts and figures taken from many sources. I verified every fact, but all of the figures used are hypothetical and do not reflect actual outcomes or projections.

If you have any comments, questions or information to contribute to our newsletters, you can sent them to my email: [fdo.editor@aol.com](mailto:fdo.editor@aol.com).

The word search puzzles are created by Joe Gauthier and can be used, copied and shared freely.

Rev. Joe Gauthier, PhD, B.S., C,N,C,