Office of Administrative Hearings

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**Foreclosure Mediation Checklist – Postfile Mediation**

**OAH Case Number:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **Secured Party:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Mediation Date/Time:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **Borrower:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Servicer:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Additional Parties Present:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**PART I – PRELIMINARY MATTERS**

* **Borrower represented by attorney at mediation:**
* Yes
* No

**PART II – OPTIONS FOR RESOLUTION**

|  |  |
| --- | --- |
| * **Retention**
* Modification
* Repayment Plan
* Refinance
* Reinstatement
* Forbearance
 | * **Liquidation** [tax implications explained]
* Sale/Short Sale
* Deed in Lieu of Foreclosure
* Friendly Foreclosure
* Cash for Keys/Property Rent-Back
 |

* Other \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
* **Deficiency Balance**

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Borrower #1 Secured Party

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Borrower #2 Representative of Secured Party

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Other Party Other Party

**IMPORTANT NOTICE CONCERNING YOUR RIGHTS**

Notwithstanding the outcome of the postfile mediation reported herein, Maryland Rule 14-211, allows you to file a motion to stay the sale of the property and dismiss the foreclosure action. Any such motion must be filed within 15 days of the date of the postfile mediation and you should act *IMMEDIATELY* if you are considering such a motion. You may qualify for free or reduced rate legal services from an attorney. Call the Maryland Homeowner Assistance Hotline at 1-877-462-7555 for referral to a nonprofit legal services provider in your area.