



October 18, 2010

Dear Customer:

On June 28, 2010, the City of Central Point, Jackson County, Oregon adopted Ordinance 1937 adding Chapter 8.40 Vacant Residential Property Registration. This ordinance was adopted by the City of Central Point in order to protect neighborhoods from becoming blighted through the lack of adequate maintenance and security of vacant properties.

Ordinance 1937 requires that immediately upon default by the borrower but no later than prior to recording a notice of default, the lender shall perform an inspection of the property that is securing the real estate loan agreement. The ordinance applies to vacant residential properties. The ordinance also applies to any properties in which title has been taken through a Trustee's Deed or a Deed in Lieu of Foreclosure and has not yet been sold. The City of Central Point has stated that they will not impose a registration fee.

If the property is found to be vacant or shows evidence of vacancy, the lender shall, within 10 days of the inspection, register the property with the Chief of Police or designee. Vacant is defined as a property that is not "legally" occupied.

If the property is occupied but remains in default, the property must be inspected on a monthly basis until the borrower remedies the default. If during these inspections, the property is found to be vacant or shows evidence of vacancy, the property must be registered with the Chief of Police or designee within 10 days of the inspection.

If the lender is located outside of Jackson County, Oregon, a local property management company shall be contracted to perform weekly inspections to verify the requirements of Chapter 8.40 and to ensure all other applicable laws are being met. The Property Manager must post a direct contact name and 24 hour contact phone number for reporting problems or concerns. The posting shall be placed on the interior of a window facing the street to the front of the property to be reported and must be visible from the street. If no such area exists, the posting may be on the exterior of the property in a location visible from the street at the front of the property and must be constructed and printed with weather resistant materials.

A copy of Ordinance No. 1937 and the Vacant Residential Property Registration Form are enclosed. Please review the Ordinance information for specific requirements as to the registration requirements and penalties.

If you have any questions concerning this ordinance, please do not hesitate to contact me, or the Operations Supervisor assigned to your account as listed below:

Linda Kidder	Senior Vice President/Operations		714-480-5640	lkidder@tdsf.com
Michelle Pino	Vice President/Operations	Units B, H & K	714-480-5413	mpino@tdsf.com
Sandie Armenta	Vice President/Operations	Unit V - Credit Unions	714-480-5677	sarmenta@tdsf.com
Patricia Randall	Vice President/Operations	Units C, D & L	714-480-5630	prandall@tdsf.com
Fran DePalma	Vice President/Operations	Units A & F	714-480-5622	fdepalma@tdsf.com

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We appreciate your continued support of T.D. Service Company.

Linda Kidder
 Senior Vice President
 Attachments: Ordinance 1937/Vacant Residential Property Registration Form