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**For decades,  
a major part  
of the  
American  
dream has  
been home  
ownership ...**



**Five questions every  
Congressional and  
Senate Candidate  
needs to answer**





# Generations of Americans to have come to trust in the idea that they could own a place to raise their families . . .

## **... but for far too many people, that dream has been turned into a nightmare.**

Corporate corruption has become this nation's most embarrassing scandal. With stories like Enron, Worldcom, Tyco, Arthur Andersen, Fannie Mae, Freddie Mac and the mutual fund profiteering, is it any wonder an even more widespread and insidious scam is staying out of the glare of the media?

Instead of a major company grabbing headlines as a result of executive malfeasance and criminal activity, what is going on in the lending and loan servicing industry is spread among several companies and a labyrinth of ownership and operational ties. The scheme operates below the radar of the media for the most part.

Why? Mainly because it's painful and embarrassing for ordinary, hard-working people to admit to being taken advantage of, and few have the resources to have effective legal representation. And a large majority of people simply can't believe a company, let alone a huge industry, could get away with this kind of widespread scheme, let alone believe it is being deliberately perpetrated against tens of thousands of people.

Our regulatory agencies, like those who for so long turned a blind eye to the savings and loan, corporate accounting corruption and stock market schemes, have had to be dragged into action. Even then, only one company was investigated, and the settlement will do little, if anything for most of the victims, and not one company or individual will admit wrongdoing, let alone be criminally prosecuted.

In fact, the FTC & HUD settlement with Fairbanks Capital is little more than a "get out of jail free card" for executives. It's also a road-map for the others involved on how to operate the scheme without regulatory interference or the risk of financial penalty and individual criminal prosecution.

All of this hinges on the fact that executives seem to be able to use their wealth to avoid having to face real punishment. If a company has the kind of financial resources these firms and their parent companies have, they can even avoid having to admit they did anything wrong in their settlements. Realizing this, they risk little or nothing if they decide to operate unethically or even outright illegally. They can get away with it long enough to amass fortunes for themselves at the expense of victims who will see little or nothing in compensation if action is finally taken.

This elite level of justice for corporate criminals has to be done away with!

## **Ask your elected representatives, and those who are running for office, some or all of the following before you agree to support them:**

- Given that today, a corporation and its executives can become incredibly wealthy while destroying the financial lives of thousands of other people and often walk away with comparatively tiny penalties, do you support, and will you actively work to pass legislation that will provide real and effective penalties for corporate corruption and fraud perpetrated against consumers as well as damage done to stockholders and employees?
- Because so many investigations end up being settled before a public trial that would reveal the nature and depth of corruption or even criminal activity, government enforcement bodies are, in effect, helping the perpetrators cover up evidence of wrongdoing that could be used against them in other cases. Do you support, and will you actively work to pass legislation limiting secrecy and what amount to gag orders in these cases?
- One financial scheme has taken billions from homeowners and, a large portion of that money has been distributed among hundreds of law firms who willingly and in some cases, knowingly aided in the perpetration of the scam by filing concocted foreclosures on behalf of the companies running the scam. Do you support, and will you actively work to pass legislation that would force law firms to repay any such fees plus significant penalties directly to their victims?
- Today's standard mortgage loan agreements are written such that those who wish to take advantage of situations can, without any significant risk, manipulate borrowers into paying far more than they ever realized they would have or should be required to pay. Do you support, and will you actively work to pass legislation that will change the way mortgages are contracted to prevent mortgage servicers from making their fees and charges a part of the secured portion of the loan?
- Because many victims of these kinds of schemes often do not have the resources to obtain adequate legal counsel, do you support and will you actively work to pass legislation that requires court-appointed counsel in judicial foreclosure cases where a borrower can show a judge that there is some evidence of wrongdoing on the part of a loan servicer?