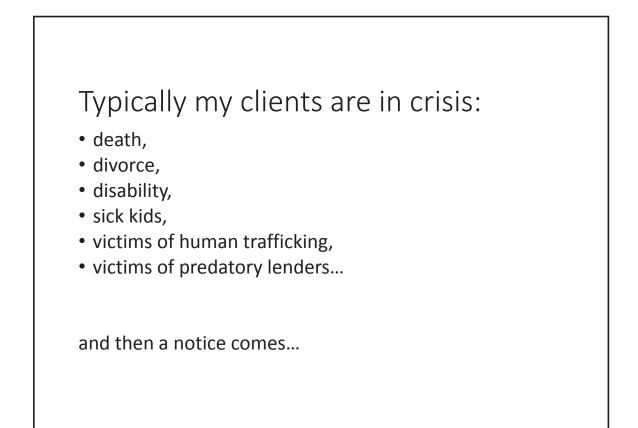
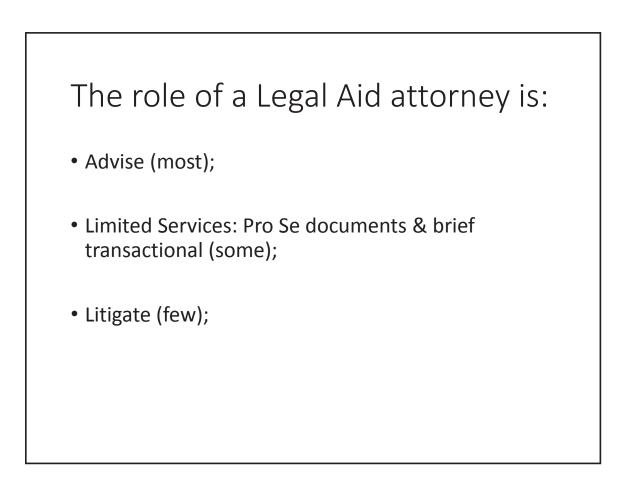
Consumer Claims for Homestead Protection

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What is a Legal Aid case?

- What we used to see: FHA, VA, USDA, Home Equity, servicing complaints, family disputes (i.e. divorce/probate), and everything else;
- What we see now: wrap-around loans, ownerfinanced, HOA foreclosures, PID foreclosures, reverse mortgages, tax lien transfer loans, family disputes, and everything else;





Homestead Rights

Lender No-No's:

 In Texas "[n]o mortgage, trust deed, or other lien on the homestead shall ever be valid unless it secures a debt described by [Section 50]." Tex. Const. art. XVI, §50(c).

The purpose of the homestead exemption matters: Non-Compliant Mortgages, Trust Deeds or Other Liens – void (or invalid until cured). Judgments – termination of exemption subjects property to liability for debts (but proceeds exemption period may apply). Conveyance – If spouse is not joined, unenforceable as long as homestead character is maintained

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Title search: Consumer Claims for Homestead Protection

Also available as part of the eCourse 2017 William W. Gibson, Jr. Mortgage Lending eConference

First appeared as part of the conference materials for the 51^{st} Annual William W. Gibson, Jr. Mortgage Lending Institute session "Lender "No Nos""