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My name is Nardella. I live in Massachusetts. In 2012, I signed a mortgage with a charitable organization based in Roxbury, MA. In 2018, when I qualified to refinance to a lower interest rate of 5% from 6.37%, I learned I had a Shared Appreciation Mortgage. It was only then, going through the refinance process I learned I would have to pay this “charitable” organization my remaining mortgage balance plus an additional \$50,000 in one lump sum from the Shared Appreciation Mortgage. I would have been left with a new 30-year mortgage, and after six years, having no equity value in my home. Shared Appreciation Mortgage, as I have learned firsthand, is an oppressive mortgage tool that hinders financial independence and can leave distressed homeowners with a legacy of debt. I am speaking up because it is important to pass strong legislation that regulates and enforces the use of Shared Appreciation Mortgage on residential properties. Signing a mortgage should not be a death sentence of insurmountable financial distress. I urge Maine lawmakers to support this measure to protect homeowners from Shared Appreciation Mortgage.