

Foreclosure Prevention Resources

Government Mortgage Modification Programs

- Making Home Affordable
 - Ⓞ www.MakingHomeAffordable.gov
 - Ⓞ www.FinancialStability.gov

Federal Housing Administration (FHA)

- Ⓞ <http://portal.HUD.gov>
- Ⓞ (800) CALL-FHA or (800) 225-5342

Foreclosure Mitigation Assistance/Counseling

- U.S. Department of Housing and Urban Development (HUD)
 - Ⓞ www.HUD.gov
 - Ⓞ www.HUD.gov/offices/hsg/sfh/hcc/fc
 - Ⓞ (800) 569-4287

Homeownership Preservation Foundation

- Ⓞ www.995hope.org
- Ⓞ (888) 995-HOPE or (888) 995-4673

- NeighborWorks America

- Ⓞ www.FindaForeclosureCounselor.org
- Ⓞ www.neighborworks.org/Our-Network/Network-Directory

FDIC Foreclosure Prevention Website

- www.FDIC.gov/foreclosureprevention
- (877) ASK-FDIC or (877) 275-3342

Report Foreclosure Scams

- Federal Trade Commission
 - Ⓞ www.FTCComplaintAssistant.gov
 - Ⓞ (877) FTC-HELP or (877) 382-4357
- State Attorney General Contact List at www.NAAG.org/attorneys_general.php
- State, County, City Consumer Protection Offices at www.usa.gov/state-consumer
- Consumer Financial Protection Bureau at www.consumerfinance.gov/complaint

Talk to a Counselor

If you are having trouble making your mortgage payment, talk to a counselor who can help you assess your financial situation and work with your lender or servicer to see if you can avoid foreclosure.



Avoid Foreclosure Scams

Non-profit counseling agencies provide free or low cost foreclosure prevention counseling services. There is no need to pay a private company for these services.

Call Homeowners HOPE Hotline at (888) 995-HOPE (4673)

The Homeownership Preservation Foundation provides non-profit HUD-approved counselors across the United States that are dedicated to helping homeowners. These counselors can work with you to avoid foreclosure.



Make a Budget, Find a Solution

Professionally trained and certified counselors can help you to evaluate your current financial situation. Counselors also will help you to figure out what options are available and help you find a solution.



Struggling with your Mortgage Payment?

Save Your Home
Mortgage Modification
Programs are Available



Stop living in fear of losing your home

If you are having financial difficulties - due to a job loss, a higher mortgage payment, or any other reason - *you are not alone.*

The economic crisis has made it hard for many responsible homeowners to make ends meet. The good news is that many people who were finding it difficult to make their mortgage payment have been able to save their home, and you can too. You could lose your home if you ignore the problem and do nothing. Get in touch with a counselor and your servicer (the company to whom you send your monthly mortgage payment) today.

Your Servicer Wants to Help

Your servicer wants to help you keep your home. Many servicers implemented new loan modification programs in 2009 to assist homeowners experiencing financial difficulties by lowering their monthly mortgage payments. Plus, many servicers are participating in the government's **Making Home Affordable Program** and are working with non-profit counseling agencies through HOPE NOW.

Contact Your Servicer Today

Many servicers have recently added new mortgage modification programs for home loans. Call your servicer even if your request has been turned down before, as you might qualify under a new program. Be patient and persistent if you don't reach your servicer on the first try, as other homeowners are seeking help as well. If you don't know who services your loan or how to contact them, check your mortgage statement or look on-line at <http://HopeNOW.com/index.php>.

Apply for a Loan Modification

In a mortgage loan modification, you and your servicer agree to permanently change one or more of the mortgage's terms to make the payments more manageable for you. The changes could include reducing the interest rate, extending the term of the loan, forbearing (interest free) or forgiving principal, or a combination of these factors.

Save Money

A loan modification could lower your monthly mortgage payment by hundreds of dollars and save your home from foreclosure!

Check Out Making Home Affordable



The **Making Home Affordable Program (MHA)** is part of the U.S. government's plan to help homeowners avoid foreclosure, stabilize the country's housing market, and improve the nation's economy. The program assists struggling homeowners by lowering the homeowners' housing-related expenses (principal, interest, taxes, insurance, and assessments or PITIA*) to an affordable and sustainable level 31% of gross monthly income (before tax deductions). Homeowners in the MHA program can receive up to \$10,000 in earned incentive payments toward their principal balance if they make timely payments. *To qualify, homeowners must meet certain eligibility criteria, including:*

1. The home is your primary residence.
2. Amount owed on first mortgage for a single family home is \$729,750 or less.
3. Mortgage dated before January 1, 2009.
4. Application is received on or before December 31, 2016.
5. You are having financial difficulty making your current monthly payment.

Respond to Requests for Information

You will need to provide your servicer with key documents under the program before a modification can be granted. Avoid missing a deadline by responding to requests for information and providing documents in a timely manner. Information you will or may need readily available is listed in the following Borrower Modification Document Checklist.

Borrower Modification Document Checklist

- Two most recent pay stubs
- Most recent Federal income tax return
- Form 4506-T - Request for Transcript of Tax Return (servicer provides)
- Most recent bank statement for 1 month (To verify direct deposits, e.g. social security, rental income, other income)
- Profit and Loss Statement (for self-employed borrowers)
- Hardship Affidavit (available at: <http://makinghomeaffordable.gov/docs/hamphardshipaffidavit.pdf>)

Non-escrowed loans, Proof of Payment of:

- Most recent real estate taxes
- Homeowner's (hazard) insurance

Other Modification Documents

- Financial statement
- Utility bills
- _____
- _____
- _____