

Worried about Foreclosure?

If you are having problems paying your mortgage, and want to protect your home from foreclosure, read this information.

To protect your home from foreclosure...

- ① Talk to a HUD-approved financial counselor.*
- ② Talk to your mortgage lender.
- ③ Apply for a mortgage modification.

*HUD = U.S. Department of Housing & Urban Development

How much do I have to pay to talk to a HUD-approved counselor?

You can talk to a HUD-approved counselor in your area for free or at a low cost. To find one near you:

- Call the Homeowners HOPE Hotline at **(888) 995-4673**, or
- Search for counselors in your area on www.FindaForeclosureCounselor.org.

They can:

- Help you make a budget,
- Work with your mortgage lender, and
- Help you decide what is best for your situation.

Why should I talk to my lender?

Your lender does not want you to lose your home. They have modification programs that will make it easier for you to make your monthly payments. For example, they may:

- Lower your interest rate, or
- Allow you to not have to make payments for a few months.

Where is my lender's contact information?

Look on your mortgage statement or visit <http://HopeNOW.com/index.php>.

How do I apply for a modification?

Ask your lender about their modification program or federal program that they work with, such as **Making Home Affordable**. To see if you qualify, visit: <http://makinghomeaffordable.gov>.

Note: If you applied for a modification, but were not accepted, don't give up! Talk to a financial counselor about finding new programs.

Are there other people that can help me get a modification?

Foreclosure scams are very common in this economy. It's best to deal directly with your lender or with a federal program.

Do not give any money or your personal information to private companies that:

- Guarantee to stop your foreclosure, no matter what
- Charge you money right away
- Tell you not to talk to your lender, lawyer or financial counselor about them
- Push you to sign paperwork that you don't understand or haven't had time to read
- Offer to fill out the paperwork for you
- Want you to pay them with cashier's checks or wire transfers
- Tell you to transfer the property deed or title

The Federal Trade Commission website has more tips on how to spot a scam: www.ftc.gov.

I think I was scammed. What can I do?

Report the scam right away. Contact:

- The Federal Trade Commission:
1-877-FTC-HELP
1-866-653-4261 (TTY)
- Your state's Consumer Protection Office:
www.consumeraction.gov/state.shtml

What should I do if my home is foreclosed?

1. Talk to your lender right away.
2. Talk to a financial counselor about your situation.
3. Get a lawyer. You can get a list of free or low-cost legal services from [\[URL for LSA finder\]](#).

Where can I get more information?

MyMoney.gov has lots of tips about managing money, including how to:

- Manage your mortgage
- Get loans
- Deal with debt and credit
- Save and invest

Visit: www.MyMoney.gov

Or call the toll-free hotline: **1-888-MyMoney**.