



Are You At Risk of Foreclosure?

Foreclosure Doesn't Happen Overnight

HUD-Approved
Housing Counseling

FHA-Home Affordable
Mortgage Program
(HAMP)

Making Home
Affordable Program

Kentucky
Homeownership
Protection Center



Are you at risk of foreclosure and losing your home?

Foreclosure doesn't happen overnight

Have you missed your house payment?

- Call Toll Free 800-569-4287 to find a Housing Counselor near you, or
- Call the *Kentucky Homeownership Protection Center* at 866-830-7868, or
- Call the HOPE NOW Alliance at 888-995-HOPE, and
- Visit the website at www.financialstability.gov or www.MakingHomeAffordable.gov.
- If it is due to unemployment or lost wages, call about the Hardest Hit Fund program at Kentucky Housing Corporation at 866-830-7868 beginning April 2011.

Haven't missed a house payment yet, but afraid you might?

Has your financial situation changed due to a mortgage payment increase, loss of job, divorce, medical expenses, increase in taxes or other reasons?

- Is your credit card debt becoming unmanageable?
- Are you using your credit cards to buy groceries?
- Is it becoming difficult to pay all your monthly bills on time?

If it's becoming harder to make your house payment each month:

- Call Toll Free 800-569-4287 to find a Housing Counselor near you.
- Visit the website at www.financialstability.gov or at

Few people think that they will lose their home – that they have more time, but actually the foreclosure rate is near an all time high. Act now and follow these tips:

Tips for Avoiding Foreclosure

Are you having trouble keeping up with your mortgage payments? Have you received a notice from your lender asking you to contact them?

- **Don't ignore the letters from your lender.**
- **Contact your lender immediately.**

If you have an FHA-insured mortgage

If you do not have an FHA-insured mortgage

There are some options to foreclosure that you may have to choose from if you have an **FHA-insured mortgage**. Some programs include:

- **FHA-Home Affordable Mortgage Program (FHA-HAMP)** is a combination of a Loan Modification and a Partial Claim.
- **Special Forbearance**
- **Partial Claim**
- **Preforeclosure Sale**

- The **Hardest Hit Fund** targets unemployed homeowners and is run by the State Housing Finance Agency, Kentucky Housing Corporation. For more information, call 1-866-830-7868, beginning April 2011.

For more information, visit
www.hud.gov/offices/hsg/sfh/nsc/nschome.cfm

The **Making Home Affordable Program** was created to help millions of homeowners to refinance or modify their mortgages to make them affordable. Some programs include:

- The **Home Affordable Refinance Program (HARP)** is for Fannie Mae and Freddie Mac homeowners who pay their mortgage on time, but are unable to refinance.

- The **Home Affordable Modification Program (HAMP)** is for the homeowners (do not have to be Fannie Mae or Freddie Mac borrowers) who are struggling to make their monthly mortgage payments.
- **Home Affordable Unemployment Program (UP)** provides temporary assistance to unemployed homeowners.
- **Principal Reduction Alternative (PRA)**
- **Second Lien Modification Program (2MP)**
- **Home Affordable Foreclosure Alternatives (HAFA)** such as short sales, deeds-in lieu of foreclosure, and borrower relocation.
- **FHA Short Refinance** for homeowners with negative equity.

- The **Hardest Hit Fund** targets unemployed homeowners and is run by the State Housing Finance Agency, Kentucky Housing Corporation. For more information, call 1-866-830-7868, beginning April 2011.

For more information, visit
www.makinghomeaffordable.gov

If you are unable to make your mortgage payment:

1. Don't ignore the problem.

The further behind you become, the harder it will be to reinstate your loan and the more likely that you will lose your house.

2. Contact your lender as soon as you realize that you have a problem.

Lenders do not want your house. They have options to help borrowers through difficult financial times.

3. Open and respond to all mail from your lender.

The first notices you receive will offer good information about foreclosure prevention options that can help you weather financial problems. Later mail may include important notice of pending legal action. Your failure to open the mail will not be an excuse in foreclosure court.

4. Know your mortgage rights.

Find your loan documents and read them so you know what your lender may do if you can't make your payments. Learn about the foreclosure laws and timeframes in your state (as every state is different) by contacting the State Government Housing Office.

5. Understand foreclosure prevention options.

Valuable information about foreclosure prevention (also called loss mitigation) options can be found on the internet at www.hud.gov/foreclosure/index.cfm.

6. Contact a HUD-approved housing counselor.

The U.S. Department of Housing and Urban Development (HUD) approved housing counseling agencies offer free default counseling nationwide. Housing counselors can help you understand the law and your options, organize your finances and represent you in negotiations with your lender if you need this assistance. Find a HUD-approved housing counselor near you by calling 800-569-4287 or TTY 800-877-8339.

7. Prioritize your spending.

After healthcare, keeping your house should be your first priority. Review your finances and see where you can cut spending in order to make your mortgage payment. Look for optional expenses-cable TV, memberships, entertainment-that you can eliminate. Delay payments on credit cards and other "unsecured" debt until you have paid your mortgage.

8. Use your assets.

Do you have assets-a second car, jewelry, a whole life insurance policy-that you can sell for cash to help reinstate your loan? Can anyone in your household get an extra job to bring in additional income? Even if these efforts don't significantly increase your available cash or your income, they demonstrate to your lender that you are willing to make sacrifices to keep your home.

9. Avoid foreclosure prevention companies.

You don't need to pay fees for foreclosure prevention help-use that money to pay the mortgage instead. Many for-profit companies will contact you promising to negotiate with your lender.

While these may be legitimate businesses, they will charge you a hefty fee (often two or three month's mortgage payment) for information and services your lender or a HUD-approved housing counselor will provide free if you contact them.

10. Don't lose your house to foreclosure recovery scams!

If any firm claims they can stop your foreclosure immediately if you sign a document appointing them to act on your behalf, you may well be signing over the title to your property and becoming a renter in your own home! Never sign a legal document without reading and understanding all the terms and getting professional advice from an attorney, a trusted real estate professional, or a HUD-approved housing counseling agency.

Few people think they will lose their home, they think they have more time.

Here's how it happens. Note: Timeline varies by state.

- **First month missed payment** – your lender will contact you by letter or phone. A housing counselor can help.
- **Second month missed payment** – your lender is likely to begin calling you to discuss why you have not made your payments. **It is important that you take their phone calls.** Talk to your lender and explain your situation and what you are trying to do to resolve it. At this time, you **still may be able to make one payment** to prevent yourself from falling three months behind. A housing counselor can help.
- **Third month missed payment** – after the third payment is missed, you will receive a letter from your lender stating the amount you are delinquent, and that you have 30 days to bring your mortgage current. This is called a "Demand Letter" or "Notice to Accelerate". If you do not pay the specified amount or make some type of arrangements by the given date, the lender may begin foreclosure proceedings. They are unlikely to accept less than the total due without arrangements being made if you receive this letter. **You still have time** to work something out with your lender. A housing counselor can still help.
- **Fourth month missed payment** – now you are nearing the end of time allowed in your Demand or Notice to Accelerate Letter. When the 30 days ends, if you have not paid the full amount or worked out arrangements you will be referred to your lender's attorneys. **You will incur all attorney fees** as part of your delinquency. A housing counselor can still help you.
- **Sheriff's or Public Trustee's Sale** – the attorney will schedule a Sale. **This is the actual day of foreclosure.** You may be notified of the date by mail, a notice is taped to your door, and the sale may be advertised in a local paper. The time between the Demand or Notice to Accelerate Letter and the actual Sale varies by state. In some states it can be as quick as 2-3 months. This is not the move-out date, but the end is near. You have until the date of sale to make arrangements with your lender, or pay the total amount owed, including attorney fees.
- **Redemption Period** – after the sale date, you may enter a redemption period. You will be notified of your time frame on the same notice that your state uses for your Sheriff's or Public Trustee's Sale.

Important: Stay in contact with your lender and get assistance as early as possible. All dates are estimated, and vary according to your state, and your mortgage company.

When a Lender Won't Work with You

You've done all your homework, talked to a housing counselor, and tried to talk to your lender. But, the lender won't work with you. What do you do now?

For an FHA-insured loan

Your lender has to follow FHA servicing guidelines and regulations for FHA-insured loans. If your lender is not cooperative, contact FHA's National Servicing Center at toll free 877-622-8525 or via **email** addressed to hsg-lossmit@hud.gov.

For a VA-insured loan

First, visit the **VA Foreclosure Alternatives** page at www.vba.va.gov/ro/cleveland/foreclosure_alternatives.htm. If you need assistance or have additional questions, talk to a **Loan Service Representative** found at www.vba.va.gov/ro/cleveland/servicing_roster.htm.

For conventional loans

If you have a conventional loan, first talk to a **HUD-approved Housing Counseling Agency** (call 800-569-4287). They may be able to help you with your lender. You can also contact **Hope Now** at 888-995-HOPE or the **Protect My Kentucky Home** hotline at 866-830-7868 to ask for assistance in working with your lender.

For more information, call, write, or visit us:

U.S. Department of Housing and Urban Development

 **LOUISVILLE FIELD OFFICE**

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Closed for all Federal holidays



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