

**SAVE YOUR FINANCIAL FUTURE** 

**5**

**WAYS TO**

**BEAT FORECLOSURE**

**& AVOID A**

**DAMAGING**

**CREDIT**

**COLLAPSE**



CERTIFIED DISTRESSED  
PROPERTY EXPERT™

## SAVE YOUR FINANCIAL FUTURE +

# 5 WAYS TO BEAT FORECLOSURE & AVOID A DAMAGING CREDIT COLLAPSE

It can happen quickly.

An expensive car repair, an unexpected illness—just a couple of little things and your finances—and the life you've worked so hard to build—can begin to feel completely out of balance.

No one segment of the population has been immune from the housing crisis in this country. The foreclosure crisis hit every income, every region and every education level. And while there are signs that the housing market is recovering, the number of homeowners in danger of losing their homes to foreclosure is still historically high.

For these homeowners, it is important to remember one simple fact: **There are options!**

Below are 5 ways that homeowners can beat foreclosure and safeguard their future. But first, it's important to understand a little about what foreclosure is.

### What is foreclosure?

Foreclosure results from non-payment of a mortgage and is the final step in a delinquency proceeding. Far too often, homeowners don't reach out for help before letting this happen.

The unfortunate fact is that there's a lot more to foreclosure than losing your home. Foreclosure carries long-term consequences. It affects your credit. After foreclosure it takes 7 years or more before any bank will consider lending you money for a home again.

Yet foreclosure almost never needs to happen—especially today.

## Avoid Mortgage Scams! Know the signs:

- You are told you will get a federal incentive to walk away from your mortgage
- You are asked to pay upfront for counseling
- You are pressured to sign papers immediately
- You are asked to sign your house over to a company or person who is not working with your mortgage company
- You are asked to make a mortgage payment to someone other than your mortgage company without their approval
- You are guaranteed a successful short sale or mortgage modification
- They claim to be a representative of the federal government

If you believe that you are a victim of a scam, you should contact the Federal Trade Commission (FTC) at 1-877-FTC-HELP (1-877-382-4357) or visit their Complaint Assistant at: <https://www.ftccomplaintassistant.gov>.

### What options are there?

Because it's the last step in a delinquency proceeding, there are options available that can help you avoid foreclosure. Here are five:

#### 1 Reinstatement

Was the reason you missed your payments temporary and now the issue has been resolved? If you can make a one-time payment that includes all missed payments, legal fees and late fees, you are eligible to be reinstated back into your loan agreement.

#### 2 Mortgage Modification

In some cases, you may be eligible to modify your loan in a way that reduces principle or lowers payments. Some of these programs vary from bank to bank, but there are also government-sponsored programs that are available to help homeowners in distress.

### 3 Refinance

If you have enough equity in your home, refinancing may help you get back to more affordable payments. This will be determined by whether or not you are current on your loan, how much the property is worth and your credit,.

### 4 Bankruptcy

In some cases, bankruptcy is an option. It may stop foreclosure and allow you to reorganize your debt. The stoppage is only temporary, however, and if you are still unable to make payments after the bankruptcy, the foreclosure will go through. It also makes a property much more difficult to sell.

### 5 Short Sale

You sell your property for less than it is worth and the bank, realizing that some money is better than no money at all, agrees to release you from your obligation to the remainder of the loan. In some cases, you are able to walk away from the loan clear of any obligation.

These are just some of the options available. For homeowners who find themselves in a challenging situation, consulting a qualified agent who can walk them through the option that is best for them is the first step to avoiding foreclosure and moving forward with their lives.

As a Certified Distressed Property Expert (or CDPE), I have special training to help people in just this situation. I make it my mission to understand the ins and outs of the entire process so that I can best assist as many homeowners as possible. If you or someone you know is in danger of losing their home to foreclosure, contact me today for a free, confidential consultation and help navigating the option that best suits your situation.

## Is a Short Sale for You?

If you are no longer able to make your home payments, and you owe more on your mortgage than your home is worth, you're not alone. An estimated one-fifth of all U.S. homeowners are upside down on their mortgage—meaning they owe more on their home than they could get from selling it in today's market.

Often the best solution for homeowners in this situation is a short sale in which the bank agrees to accept less than is owed on the mortgage. The bank doesn't want to foreclose on your home and short sales are more common than ever before.

The situation is complicated and the stakes are high. Never has it been more important to have a local market advocate on your side.

***Contact me today and let's get started!***



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