



FORECLOSURE PREVENTION RESOURCES

FROM YOUR REALTOR® . . .
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Facing foreclosure can be overwhelming, but help may be just a phone call or a few computer clicks away. If you cannot make your mortgage payments, speaking with a housing counselor or other professional may help you determine what the consequences are and what your options may be. Other resources include banks, local community programs, information online, or your neighborhood REALTOR®. Some of the available Foreclosure Prevention Resources are as follows:

- **HUD-Approved Housing Counselors:** The U.S. Department of Housing and Urban Development (HUD) sponsors housing counselors who can talk to you about your situation and help you decide what to do. HUD-approved housing counselors are prohibited from charging you a fee for foreclosure prevention counseling services. For the list, call HUD's interactive voice system at (800) 569-4287 or go to <http://www.hud.gov/offices/hsg/sfh/hcc/hcs.cfm>.
- **HOPE NOW:** HOPE NOW Alliance is a cooperative effort by mortgage counselors, lenders, and others to help homeowners avoid foreclosure. HOPE NOW has a Homeowner's HOPE Hotline that provides foreclosure prevention counseling free of charge at (888) 995-HOPE or go to <http://www.hopenow.com>.
- **NeighborWorks America:** This is a nonprofit organization that administers housing counseling agencies funded through the National Foreclosure Mitigation Counsel Program. For its list of foreclosure counseling agencies, call (202) 220-2300 or go to www.nw.org.
- **Making Home Affordable:** The Making Home Affordable Program provides government-subsidized refinances, loan modifications, short sales, and deed-in-lieu of foreclosure for homeowners in distress. Under the Home Affordable Refinance Program (HARP), eligible borrowers of loans backed by Fannie Mae or Freddie Mac can take advantage of historically low interest rates by refinancing up to 125 percent of current market value. Under the Home Affordable Modification Program (HAMP), eligible borrowers can obtain more affordable mortgage payments by modifying their existing loans. Under the Home Affordable Foreclosure Alternatives Program (HAFA), borrowers may be eligible for government-subsidized short sales and deeds-in-lieu of foreclosure. For more information, go to www.makinghomeaffordable.gov.
- **Office of the Comptroller of the Currency (OCC):** The OCC is the federal governmental agency that regulates all national banks. The Office of the Comptroller of the Currency has a number of resources for consumers, community groups, and bankers to help them preserve their home ownership, avoid foreclosure, and protect themselves against foreclosure and debt elimination scams. You may contact someone at the OCC Customer Assistance Group at (800) 613-6743 or go to the OCC's consumer website at www.helpwithmybank.gov.
- **Foreclosure Prevention Workshops:** You may attend a Foreclosure Prevention Workshop or other seminars or events to learn more about avoiding foreclosure. For a schedule of upcoming Foreclosure Prevention Workshops sponsored by community organizations, go to <http://www.freddiemac.com/avoidforeclosure/workshops.html>.
- **Other Resources:** There are many resources on foreclosure prevention. You may go to HUD's website at www.hud.gov/foreclosure, Fannie Mae's website at www.fanniemae.com, or Freddie Mac's Avoiding Foreclosure Resource Center at www.freddiemac.com/avoidforeclosure/. For tax information, go to www.irs.gov and www.ftb.ca.gov. For credit information, go to www.fico.com.

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