

NEED TO LEAVE YOUR HOME?

Move Forward Without
The Sting of Foreclosure



REAL HELP. REAL ANSWERS. RIGHT NOW.



MORTGAGE TROUBLE?

The twists and turns of life are often unpredictable. Has a major setback — at work, with your health, or with your marriage — turned everything upside down? If setbacks in your life have made your home unaffordable and you're looking for the best way to move forward, there are solutions. Get on the right path to real help and real answers right now.

MHA OFFERS A RANGE OF SOLUTIONS

The Making Home Affordable (MHA) Program is an important part of the Obama Administration's comprehensive plan to help homeowners get mortgage relief and avoid foreclosure. MHA programs offer solutions that could help you:

- Leave your home without the sting of foreclosure.
- Reduce your monthly mortgage payments.
- Take advantage of today's low mortgage interest rates.
- Get mortgage relief while searching for re-employment.
- Get help when you owe more than your home is worth.

HABA PROVIDES POWERFUL ADVANTAGES

The cornerstone of MHA's Home Affordable Foreclosure Alternatives (HAFA) Program is the short sale. In a HAFA short sale, you are able to sell your house for its current market value, even though you owe more on your mortgage. If a HAFA short sale doesn't work, you may be able to give the title back to your mortgage company in a HAFA deed-in-lieu of foreclosure (DIL). HAFA offers a number of benefits:

- In a HAFA short sale, your mortgage company can work with you upfront to determine an acceptable sale price; but if you have already listed your property for sale or have received an offer for less than you owe, it's still not too late to be considered for HAFA.
- Once you complete a HAFA short sale or DIL, you must be released from any remaining mortgage debt.
- Through HAFA, you may qualify to get \$3,000 in relocation assistance to help you get back on your feet.
- In most cases, HAFA has a less negative effect on your credit score than a foreclosure or even a typical short sale.
- Now, you can use HAFA to get help with your primary residence or rental property.

ACT NOW! DON'T DELAY!



WE CAN HELP. CONTACT US TODAY.

We know the process of getting mortgage help can sometimes be complex and confusing, but you are not alone. We can help. Let our housing counselors guide you through the process. We'll work in your best interest and at no cost to you. From document preparation to application submission, we'll work with you and your mortgage company to find the right solution for your individual situation.

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See back cover for full contact information.

STEP 1:

LEARN ABOUT YOUR OPTIONS.

The sooner you seek help, the more options you have. For more information on HAFA and other programs designed to provide mortgage help, visit MakingHomeAffordable.gov. If your mortgage is owned, insured, or guaranteed by Fannie Mae, Freddie Mac, FHA, VA, or USDA, ask your mortgage company which solutions will work best for you.

STEP 2:

GET YOUR FINANCIAL INFORMATION IN ORDER.

Your mortgage company will ask for personal and financial information in order to determine what kind of help they can offer you. Always provide the most current version of anything requested, and provide it in a timely manner. Your requirements may vary, but be prepared to present the following:

- Income documentation, including your two most recent pay stubs or your Profit & Loss Statement (if self-employed) showing your year-to-date income.
- Evidence of the cause of your mortgage trouble.
- Information about your expenses, including any other mortgages on your home.
- Documentation of your assets, including your two most recent bank statements.

STEP 3:

TALK WITH A HOUSING EXPERT.

With so much at stake, you would benefit greatly from the help of a housing expert. Let one of our HUD-approved housing counselors guide you through your options; help you prepare needed documents and forms; facilitate the conversation between you, your real estate agent, and your mortgage company; and even submit the application for assistance for you. To complete a short sale, you will need to work with a real estate agent, so look for one who is licensed and has a good reputation for doing business in your neighborhood. Ask whether the agent specializes in short sales or is short sale-certified.

STEP 4:

SUBMIT YOUR REQUEST FOR MORTGAGE ASSISTANCE.

If this is the first time you've worked with your mortgage company, they will consider you for options to keep your home before they move forward with HAFA. Be prepared to supply the financial information you've gathered as part of a complete Initial Package of application materials:

- Request for Mortgage Assistance (RMA) Form
- IRS Form 4506T or 4506T-EZ
- Income verification

STEP 5:

BE PERSISTENT.

Stay in touch with your mortgage company throughout the process. Call for updates and respond to their requests. Remain focused and be persistent about getting to a resolution. Keep in mind that HAFA is just one of the tools your mortgage company has in its toolbox. If you apply but don't qualify for HAFA, your mortgage company should explain to you in writing the reason and give some alternatives. Ask what other solutions might suit your particular situation and be sure you know whom to contact for answers.



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AVOID SCAMS

Far too often, homeowners looking for mortgage help end up victimized by scam artists. To learn more about avoiding scams, visit MakingHomeAffordable.gov.

HARDEST HIT FUND INCREASES OPTIONS IN SOME STATES

Hardest Hit Fund (HHF) Programs support homeowners in states hit hardest by unemployment and steep drops in home value. Visit MakingHomeAffordable.gov or the state's housing finance agency for more information about HHF programs in these states:

Alabama
Arizona
California
Florida
Georgia

Illinois
Indiana
Kentucky
Michigan
Mississippi

Nevada
New Jersey
North Carolina
Ohio
Oregon

Rhode Island
South Carolina
Tennessee
Washington, D.C.

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