

**If you are facing foreclosure, help is as close as your telephone. Just make the first call . . .**

**DO CALL United Way 2-1-1** for referral to the most appropriate local or national resources.

**HOPE** is available to any homeowner in America having trouble paying their mortgage. Call 1-888-995-HOPE (1-888-995-4673) any time. Counselors are available 24 hours a day, 7 days a week and provide free foreclosure prevention counseling. They will help you negotiate with your lender free of charge!

**Do not ignore letters from your creditors.** Some foreclosures can be halted if you communicate with your lender promptly.

### **Remember . . .**

- ~ Typically, lenders do not want your home; they want your house payments.
- ~ Foreclosure proceedings may cost your lender a lot of money.
- ~ Often it is in everyone's best interest to agree on new terms that modify the current mortgage.
- ~ Call or write your lender.
- ~ Contact the lender's "Loss Mitigation" or "Foreclosure Prevention" department.
- ~ Ask the lender to send you a "work-out" packet to update your financial information including current income, expenses and other debts.

### **Your lender may offer one of these options:**

**Forbearance Agreement:** A written repayment plan based on your current financial status.

**Mortgage Modification:** Lender may extend the timing on the mortgage loan out over a new thirty-year period to reduce your monthly payment.

**Partial Claim:** If you have an FHA loan, HUD may consider lending you money to catch up what you owe by means of an interest free loan.

**Pre-foreclosure Sale:** You may be allowed to sell the property for less than the mortgage balance.

**Deed-In-Lieu of Foreclosure:** As a last resort, it may be best to give the house back to the lender. This may be better for your credit than an actual foreclosure.

### **Beware of scams!**

#### **Be Aware . . .**

- that solutions sounding too good to be true **usually are.**
- of predatory lending and DON'T become a victim.
- of unscrupulous people who will **take advantage** of your troubles.
- of **phony** counseling agencies that charge exorbitant fees to perform services you can do for yourself with assistance from the sources listed in the directory on reverse side of this pamphlet.

## **FORECLOSURE PREVENTION CHECKLIST**

- Call United Way 2-1-1.
- Call or write your lender. Be honest about your financial situation.
- Stay in your home while you seek assistance.
- Make an appointment with a HUD-approved counselor at 1-800-355-2227 or with one of the approved counselors listed in this brochure.
- Cooperate with your counselor or lender.

**DON'T SIGN ANYTHING YOU DON'T UNDERSTAND.** Don't sign over your deed to someone else unless this action also relieves you of your loan obligation. Don't lose your home and damage your credit history. Consult people and agencies willing to help. Remember . . . the most important action you can take is to communicate with your lender.

This information provided by  
The Ottawa County Save Our Homes Task Force



United Way  
in Ottawa County

Jo Ellen Regal, Ottawa County Auditor  
Jennifer Wilkins, Ottawa County Clerk of Courts  
Mark Mulligan, Ottawa County Prosecutor  
Robert J. Hille, Ottawa County Treasurer  
WSOS Community Action Commission

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## Foreclosure Information Directory

These organizations can help:

### United Way 2-1-1

Dial . . . 2-1-1

1.800.650.4357 from pay phones

- 24-hour information and referral service.

[www.unitedwayottawacounty.org](http://www.unitedwayottawacounty.org)

### Consumer Credit Counseling of Northwest Ohio

1.800.355.2227

419.531.2227

- HUD Certified Counseling Agency

[www.cccservices.com](http://www.cccservices.com)

### Foreclosure Intervention Hotline

1.888.995.4673

- (24 hours/7 days a week)
- Ohio Home Rescue Fund managed by the Homeownership Preservation Foundation.

[www.995hope.org](http://www.995hope.org)

### Job and Family Services

1.800.665.1677

419.898.3688 (Ottawa County)

- Mortgage assistance.

### Legal Aid of Western Ohio

1.888.534.1432

[www.lawolaw.org](http://www.lawolaw.org)

### Ottawa County Auditor

Jo Ellen Regal

1.800.788.8803

419.734.6740

- Information on reducing property tax

[www.ottawacountyauditor.org](http://www.ottawacountyauditor.org)

### Ottawa County Treasurer

Robert J. Hille

1.800.788.8803

419.734.6750

- Payment plans for current taxes
- Payment plans for delinquent taxes
- Information on reducing property tax

[www.ottawacountytreasurer.org](http://www.ottawacountytreasurer.org)

### Salvation Army

419.732.2769

- Emergency Financial Assistance

### Ottawa County Transitional Housing

419.734.9494

- Individual and family support services

### WSOS Community Action Commission

1.800.775.9767

419.734.2652

- Mortgage Assistance Program
- Summer Cooling Program
- Emergency Winter Heat Program

419-639-2802

- HUD Certified Counseling Agency

[www.wsos.org](http://www.wsos.org)

### Veterans Service Commission

1.800.610.8872

419.898.2089

- Provides mortgage assistance to veterans

# FACING FORECLOSURE?

## You are not alone!

# FOR HELP

## DIAL

United Way • AIRS 

# 2-1-1

*Get Connected. Get Answers.*

