


FORECLOSURE INFORMATION DIRECTORY

These organizations can

Dial . . . 2-1-1

 24 hour information and referral service



United Way

419-625-4672
www.uwerieco.org


Consumer Credit Counseling of Central Ohio

 HUD Certified Counseling Agency
419-524-2962
www.cccservices.com

Foreclosure Intervention Hotline

 24 hours - 7 days a week
 Ohio home rescue fund managed by the Homeownership Preservation Foundation
1-888-995-4673
www.995hope.org

WSOS CAC

 HUD approved counseling agency
1-800-775-9767
419-639-2802 ext, 2240
www.lawolaw.org


United Way • AIRS
2-1-1
Get Connected. Get Answers.






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These organizations can

**Erie County Auditor -
Thomas Paul**

 Information on reducing property tax
888-399-6065 419-627-7746
http://erie.iviewauditor.com


**Erie County Treasurer -
Jo Dee Fantozz**

 Payment plans for current taxes
 Payment plans for delinquent taxes
 Information on reducing property tax
1-888-399-6065 419-627-7646
www.erie-county-ohio.net/treasurer

Volunteers of America

1843 Superior Street - Sandusky
419-626-6505

Veterans Service Commission

 Provides mortgage assistance to veterans
1-888-399-6065 419-627-7651
www.erie-county-ohio.net/veterans

Legal Aid of Western Ohio

 Call to apply 1-888-534-1432
419-626-6781

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Facing Foreclosure?



You are not alone!

FOR HELP IN
ERIE COUNTY
DIAL

United Way • AIRS
2-1-1
Get Connected. Get Answers.

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



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!

Some foreclosures can be halted if you

DON'T IGNORE LETTERS FROM YOUR CREDITORS

communicate with your lender promptly.

✓ Typically, lenders do not want your home;

REMEMBER

- they want your house payments.
- ✓ Typical foreclosure proceedings can cost a lender upwards of \$40,000.00.
- ✓ 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

FOREBEARANCE 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 a 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 the 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 is provided by:

*The Erie County Save Our
Homes Task Force*

