

Who Can Help?

Housing and Urban
Development (HUD)
(800) 569-4287

www.hud.gov/offices/hsg/sfh/hcc.cfm

Michigan State
Housing Development
Authority (MSHDA)

(866) 945-7432

www.michigan.gov/mshda/0,1607,7-141-45866_47905-177801--,00.html

Bethel Housing
Counseling Agency
(313) 833-9122

bqolfi42898@sbcglobal.net

Homeownership
Preservation
Foundation

(888) 995-HOPE

www.995hope.org

HUD or MSHDA Approved Counseling Agencies

Lighthouse Community
Development
(248) 920-6200
x.2426 or x.2427

www.lighthouseoakland.com/lcd.php

Jewish Vocational
Services

(248) 559-5000
(313) 833-8100

www.jvsdet.org

Southwest Housing
Solutions Corp.

(313) 849-4902

www.swsol.org

Neighborhood Legal
Services

(313) 357/2658

www.rnlsmlaw.us

Michigan State
Department of Human
Services

www.michigan.gov/dhs

Michigan
Neighborhood
Partnership

(313) 361-4530

Neighborhood
Services Organization

(313) 961-4890

www.nso-mi.org

Family Tree

(313) 962-2329

U-SNAP-BAC

(313)640-1100

www.usnapbac.org

Van Buren Township



46425 Tyler Rd.
Van Buren Township,
MI 48111
Phone: (734) 699-8900
Fax: (734) 699-8958
Hours: 8:00am-5:00pm M-F



<http://www.vanburen-mi.org>

FAQs

Mortgage Foreclosure Prevention



Van Buren Township

46425 Tyler Rd.
Van Buren Township,
MI 48111
(734) 699-8900



<http://www.vanburen-mi.org>

What to Do: Initial Steps

My mortgage lender is calling and sending letters, but I can't make the payment(s). Should I just ignore them?

- **NO, do not** ignore them. Make sure to open and respond to all mail from your lender. There is often helpful information about available foreclosure prevention options.
- Read your loan documents to find out what your lender may do if you are unable to make your payments.

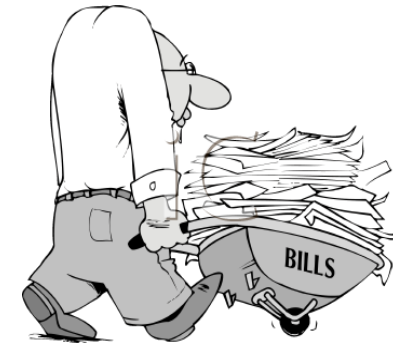
Next Steps

My mortgage lender is unwilling to work with me and has indicated they plan on proceeding with the foreclosure, is there anyone who can help?

- **YES**, there are several reputable credit counseling agencies that can help negotiate with your lender and help you develop a work-out plan. **See the list of agencies on back of brochure.**

Don't Lose Hope!

I'm too far behind in my payments, should I just walk away from the house?



Help is Available

- Call or write your lender's **Loss Mitigation Department** without delay.
- Make sure to keep a paper trail of all conversations and correspondences with your lender.
- If you are connected to the Collections Department and can't make any progress, ask to speak with a supervisor and/or ask to be transferred to the **Loss Mitigation Department**.
- Explain your situation and be prepared to provide financial information regarding your income and expenses.
- Your lender **may** be willing to negotiate a payment plan, amend the terms of the mortgage or refinance the loan.

Act Now!

- **ACT NOW**, delaying won't help. The sooner you contact someone for help, the more options are available to you. The **best** time to call is when you are only 30-60 days delinquent, before the foreclosure process begins.
- Beware of scams! Don't just call the 1-800- number you heard on the radio or T.V. Be sure the credit or housing counseling agency is **HUD and/or MSHDA-approved**.
- HUD and MSHDA frequently have information on services and programs offered by the government as well as private community organizations.
- The services are usually FREE to qualified individuals and families.

Don't Walk Away

- **NO**, don't just walk away.
- Don't lose your home and damage your credit history.
- Stay in your home for now. You may not qualify for assistance if you abandon your property.
- Prioritize your spending and use your assets. After healthcare, keeping your house should be your first priority. Review your finances and see where you can cut spending in order to make your mortgage payment. Also, look for household assets that you can sell for cash to help reinstate your loan. Create a credible budget/work-out plan that shows you are trying your best to pay your loan and keep your home.
- If you do nothing, you will lose your home and your good credit rating.