

IMPORTANT RESOURCES TO ASSIST HOMEOWNERS PREVENT FORECLOSURE

The housing crunch and weak economy have hit Floridians especially hard. With some of the highest rates of mortgage foreclosures in the nation, Floridians need to be aware of all the resources available to them to help avoid foreclosure on their homes. Below you will find a list of resources to help homeowners. I encourage you to visit the following web sites for information on available state and federal mortgage foreclosure prevention programs and to please share this information.

U.S. Department of Housing and Urban Development (HUD)	Tips for Avoiding Foreclosure (http://www.hud.gov/foreclosure/index.cfm) Florida HUD-Approved Counseling Agencies - HUD sponsors housing counseling agencies that can provide advice on buying a home, renting, defaults, foreclosures, credit issues, and reverse mortgages (http://www.hud.gov/offices/hsg/sfh/hcc/hcs.cfm?webListAction=search&searchstate=fl).
Federal Housing Administration (FHA)	Hope for Homeowners Program (H4H) – The H4H program, which is voluntary on the part of both borrowers and lenders, offers certain borrowers the ability to refinance into new mortgages insured by FHA if their lenders agree to certain loan modifications. For an overview of H4H, please visit: http://portal.hud.gov/portal/page?_pageid=73,7601299&_dad=portal&_schema=PORTAL.
Making Home Affordable Program	Making Home Affordable Program - The U.S. Department of the Treasury and HUD launched a website for consumers seeking information about the Making Home Affordable loan modification and refinancing program. Specifically the website includes interactive self-assessment tools that aim to assist borrowers to determine if they're eligible to participate in the program (http://www.makinghomeaffordable.gov/).
Internal Revenue Service (IRS)	Questions and Answers on Home Foreclosures and Debt Cancellations (http://www.irs.gov/newsroom/article/0,,id=174034,00.html)
Florida Office of Financial Regulations	Information on General Mortgages, Home Equity Loans and Refinancing, Reverse Mortgages, and Consumer Alerts and Tips (http://www.flofr.com/Consumer/HomeLoans.htm)
Florida Statutes Governing Foreclosures	Florida laws governing foreclosure of mortgages are found in Title XL (http://www.flsenate.gov/Statutes/index.cfm?App_mode=Display_Index&Title_Request=XL#TitleXL)
Florida Veterans Affairs Regional Loan Center	Assistance for veterans with a delinquent VA mortgage (http://www.vba.va.gov/ro/south/spete/RLC/loanAdmin.htm)

IMPORTANT INFORMATION: PLEASE BE AWARE OF FORECLOSURE ASSISTANCE SCAMS

The website <http://bailout.hud-gov.us/> is **NOT** an official HUD site. Please do **NOT** use this site in order to access any HUD assistance or programs.

Helpful hints to remember when seeking assistance:

- There is never a fee to get assistance from your lender or a HUD-approved housing counselor. Beware of any person or organization that asks you to pay a fee in exchange for housing counseling services or modification of a delinquent loan.
- Never submit your mortgage payments to anyone other than your mortgage company without their approval.
- Beware of anyone who says they can “save” your home if you sign or transfer over the deed to your house. Do not sign over the deed to your property to any organization or individual unless you are working directly with your mortgage company to forgive your debt.

Other Helpful Resources

HOPE NOW Alliance (<http://www.hopenow.com>) - The HOPE Hotline (1-888-995-HOPE) provides free foreclosure prevention counseling by expert counselors at HUD-approved agencies available 24 hours a day 7 days a week.

National Foundation for Credit Counseling (NFCC) (<http://www.housinghelpnow.org>) - Provides information for certified housing counselors, a quiz to assist homeowners assess their risk, and information on a growing number of scams.

NeighborWorks® Center for Foreclosure Solutions

(<http://www.nw.org/network/neighborworksprogs/foreclosuresolutions/default.asp>) - The Center works to protect homeownership in the face of rising foreclosure rates through creation of sustainable foreclosure intervention programs.