

Don't be fooled by foreclosure rescue scams!

LISTEN FOR THESE "PROMISES."

"I can help you."

These scammers advise you to:

1. Give them cash so they can "negotiate" a loan modification for you;
2. Ignore your lender's phone calls;
3. Ignore your foreclosure case; and
4. Not contact an attorney.

These scammers actually:

1. Take your money; and
2. Do not deliver on their promises.

Then, you could lose your home.

"Deed your house to us and you can rent it back."

These scammers advise you to:

1. Deed the house to them and they will pay the mortgage;
2. Rent it back from them until your credit improves and you can buy your house back.

These scammers actually:

1. Do not pay your mortgage. When the foreclosure case ends, you get evicted; or,
2. Pay your mortgage, raise your rent and evict you.

Either way, you could lose your home.

"We work for the government."

These scammers want you to think:

1. The Federal Government has sent you a letter;
2. If you do not respond, you will "miss out on special bailout funds;" and
3. You must pay for help.

These scammers really:

1. Take your money;
2. Do not tell you that government money only goes to nonprofit housing counseling agencies; and
3. They do nothing.

Then, you could lose your home!

TIPS TO AVOID THESE SCAMS

- Don't panic. Get help. Contact Save The Dream **(888) 404-4674**
- NEVER PAY A FEE.
- Get promises in writing.
- Read the fine print.
- Understand what you sign.
- Don't sign anything containing blank lines or spaces.
- NEVER sign over the deed to your home (unless you are selling it).
- NEVER give out personal information.
- Pay your lender only.

For more information or to report scams, contact the Attorney General's Help Center at **(800) 282-0515**.

Updated June, 2009



SAVE OUR HOMES
RICHARD CORDRAY, OHIO ATTORNEY GENERAL

Save Our Homes is a network of county foreclosure intervention groups.

Save Our Homes works to:

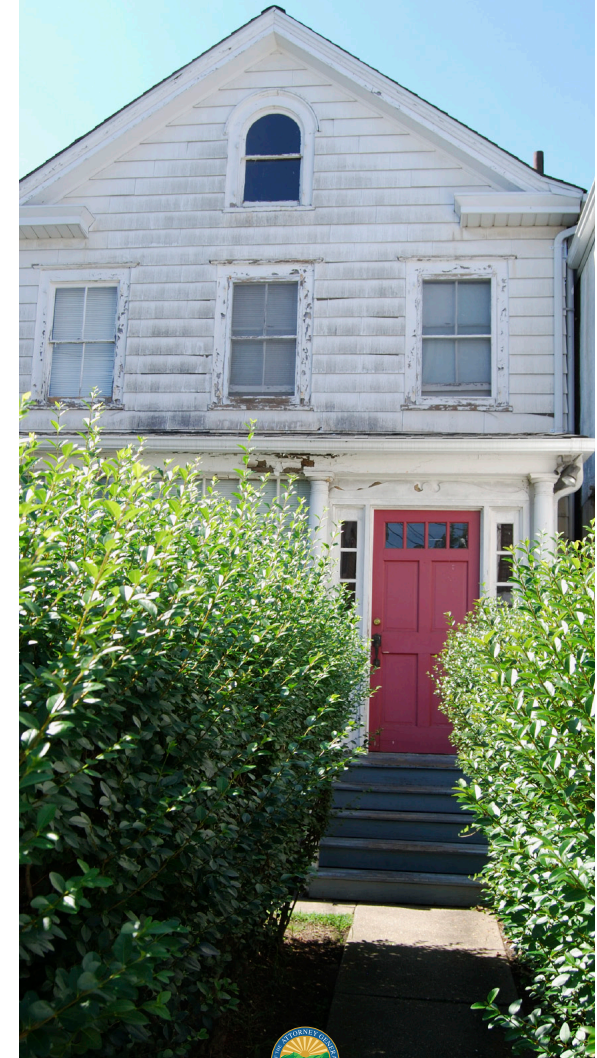
- Mobilize local business, government, legal, non-profit and citizen resources to coordinate foreclosure services.
- Educate homeowners about foreclosure prevention services.
- Connect homeowners to services.

Find out more about your Save Our Homes coalition.

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www.SpeakOutOhio.gov

HAVING TROUBLE MAKING YOUR HOUSE PAYMENT?



RICHARD CORDRAY
OHIO ATTORNEY GENERAL

www.SpeakOutOhio.gov

Frequently Asked Questions

1. What if I am behind on my house payment?

As soon as you know you can't make your payment, take the following steps:

- Call your lender. Ask for the "loss mitigation department." Be honest about your situation so you can get the best, most realistic options. If your lender does not help you, call Save the Dream at **(888) 404-4674** for help.
- Stay in your home. By vacating your home, you may lose some of your rights. Vacancy also can lead to vandalism, and you could be responsible for any damage.
- Open your mail. Government and non-profit agencies may mail you information to help you keep your home.
- Beware of scams. There are companies who say they can help you save your house, take your money and then do nothing. For more information or to report scams, contact the Ohio Attorney General's Help Center at **(800) 282-0515**. For referral to a HUD-certified housing counseling agency who will work with you for FREE, contact Save the Dream at **(888) 404-4674**.

2. Are there federal programs that can help me?

The Homeowner Affordability and Stability Plan may help you to refinance or to modify your loan. For guidelines and eligibility requirements, go to www.makinghomeaffordable.gov. If you do not have access to the Internet, call the Ohio Attorney General's Help Center at **(800) 282-0515**.

3. What help can I expect from my lender?

Your lender may be able to offer you one of the following:

- Forbearance: A temporary reduction or suspension of your house payment.
- Repayment Plan: A temporary increase of your house payment for a specific amount of time in order to catch up on missed payments.
- Refinance: A new loan at a lower interest rate to reduce your house payment.
- Mortgage Modification: A lower house payment achieved through a lower interest rate, reduced principle amount or a longer term of your current loan.
- Short Sale: Lender's permission to sell your property for less than full payoff.
- Deed-in-Lieu of Foreclosure: Permission to give back your property to the lender in order to satisfy your debt.

4. I can't get anywhere with my lender! What should I do?

Call Save the Dream at **(888) 404-4674** and tell your story. You will be referred to a HUD-certified housing counselor or a legal assistance agency who will contact your lender on your behalf.

5. What is foreclosure?

Foreclosure is the legal process a lender uses to take your home.

6. What should I do if I get certified mail from the Clerk of Courts?

- If you haven't paid your house payment for a couple months, it probably is a foreclosure action. Open it. Don't wait. Take Action. Contact Save the Dream at **(888) 404-4674** for help.
- File a foreclosure answer. You must file an answer with the court within 28 days of notification, even if you are talking to your lender about other options. **Failure to file an answer will result in the loss of your home.** An answer may be written in a legal format or as a simple letter.
- Ask the judge assigned to your case to refer your case for foreclosure mediation. Foreclosure mediation, available in every county in Ohio, helps borrowers and lenders reach mutual agreement to resolve the foreclosure problem. For information about mediation or to get contact information for local court mediators, call Save the Dream at **(888) 404-4674**.

7. Where else can I go for help?

- Dial 211 (available in some areas of Ohio) for local information and referral services.
- Empowering & Strengthening Ohio's People (ESOP), a non-profit organization that facilitates workouts with lenders. **(877) 731-ESOP (3767)**
www.esop-cleveland.org
- United States Housing & Urban Development (HUD), a federal agency that provides a list (organized by Zip Code) of HUD-certified housing counseling agencies. **(800) 569-4287**
www.hud.gov
- **www.OhioHousingLocator.org** provides tools and resources that can help you locate affordable rental housing and better understand tenant rights.

