



## DID YOU KNOW?

More than **TWO THIRDS** of those who seek counseling are able to obtain a mortgage remedy. *- HUD Foreclosure Counseling Outcome Study*

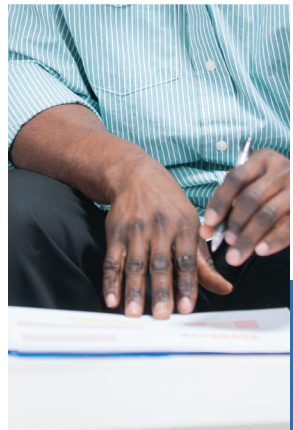
## HUD-APPROVED HOUSING COUNSELING IS YOUR TRUSTED RESOURCE.

Empowering consumers to make informed housing decisions. HUD-approved housing counseling helps more than a million households every year.



The approval of a housing counseling agency does not create or imply a warranty or endorsement by HUD of the approved agency or its employees to a prospective client or to any other organization or individual. Approval means only that the agency has met the qualifications and conditions prescribed by HUD.

# HOMEOWNERS' GUIDE FACING FORECLOSURE



OFFICE OF  
HOUSING COUNSELING  
[hud.gov/housingcounseling](http://hud.gov/housingcounseling)  
1-800-569-4287

## BE PREPARED, NOT SCARED

### GET THE ANSWERS YOU NEED

- Understand the foreclosure process
- Assess your personal and financial picture
- Define your goals
- No-cost, confidential sessions, in person or by phone

You worked hard to save and budget to own a home. But financial hardships can happen to anyone, you've fallen behind, and your lender has decided to foreclose. Your first step should be to contact a HUD-approved housing counseling agency. The earlier you see a housing counselor, the broader the range of options available to you.

## KNOW YOUR OPTIONS

### ALL IS NOT LOST

- Your lender may want to work with you
- Communication is key!
- Evaluate your loan, payment and delinquency status
- Develop a home retention or exit strategy

Foreclosure is a process most lenders would like to avoid. Your housing counselor will open up the lines of communication, and may be able to request additional time to review your situation and negotiate a resolution. Depending on your situation, you may be able to retain your home, or reach an alternative solution that may preserve your future credit standing.

## HOW WE CAN HELP

### A PLAN FOR THE PROCESS

- Create a realistic household budget
- Understand and explore your options
- Preparation/submission of requested financial documents
- Communicating/negotiating with your lender

You'll understand your options, how to navigate the foreclosure process, mitigate your losses, and avoid scammers. You'll learn about other state, local and government programs available to you. It's a challenging time, but your housing counselor can be there for you all the way.

## HOUSING COUNSELORS COAST TO COAST



The road to home is a journey, but you don't have to walk alone. To find a HUD-approved housing counselling agency near you, visit [hud.gov/housingcounseling](http://hud.gov/housingcounseling) or call 1-800-569-4287. We're here to help get you home!