

## Concerned about your mortgage? There is FREE help available.

### *Take these steps to avoid foreclosure:*

- Don't hide or ignore the problem. The key is to be pro-active!
  - Contact **your lender** to know what options and alternatives are available to you - to put yourself in the best position to take advantage of them.
  - Ask if you qualify for a **workout** option.
- Contact a **housing counselor** to review your situation or call either of the following:
  - **Arizona Hotline at 1-877-448-1211** (dedicated 24 hours, seven days a week, toll free help line to reach a local Arizona foreclosure counselor)
  - **HOPE NOW Hotline at 1-888-995-HOPE (4673)** (dedicated 24 hours, seven days a week, toll free help line to reach a local Arizona foreclosure counselor)

Are you having trouble keeping up with your mortgage payments? Have you received a notice from your lender asking you to contact them?

- Don't ignore the letters from your lender
- Contact your lender immediately
- Contact a **HUD-approved Housing Counseling Agency**\* (see listing below for two in Glendale)

If you are unable to make your mortgage payment:

#### **1. Don't ignore the problem.**

The further behind you become, the harder it will be to reinstate your loan and the more likely that you will lose your house.

#### **2. Contact your lender as soon as you realize that you have a problem.**

Lenders do not want your house. They have options to help borrowers through difficult financial times.

#### **3. Open and respond to all mail from your lender.**

The first notices you receive will offer good information about foreclosure prevention options that can help you weather financial problems. Later mail may include important notice of pending legal action. Your failure to open the mail will not be an excuse in foreclosure court.

#### **4. Know your mortgage rights.**

Find your loan documents and read them so you know what your lender may do if you can't make your payments. Learn about the foreclosure laws and timeframes in

your state (as every state is different) by contacting the State Government Housing Office.

#### **5. Understand foreclosure prevention options.**

Valuable information about foreclosure prevention (also called loss mitigation) options can be found on the Internet at [www.phoenix.gov](http://www.phoenix.gov)

#### **6. Contact a HUD-approved housing counselor.**

The U.S. Department of Housing and Urban Development (HUD) funds free or very low cost housing counseling nationwide. Housing counselors can help you understand the law and your options, organize your finances and represent you in negotiations with your lender if you need this assistance. **Find a HUD-approved housing counselor near you**-- we have listed below two in Glendale.

#### **7. Prioritize your spending.**

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. Look for optional expenses-cable TV, memberships, entertainment-that you can eliminate. Delay payments on credit cards and other "unsecured" debt until you have paid your mortgage.

#### **8. Use your assets.**

Do you have assets-a second car, jewelry, a whole life insurance policy-that you can sell for cash to help reinstate your loan? Can anyone in your household get an extra job to bring in additional income? Even if these efforts don't significantly increase your available cash or your income, they demonstrate to your lender that you are willing to make sacrifices to keep your home.

#### **9. Avoid foreclosure prevention companies.**

You don't need to pay fees for foreclosure prevention help-use that money to pay the mortgage instead. Many for-profit companies will contact you promising to negotiate with your lender. While these may be legitimate businesses, they will charge you a hefty fee (often two or three month's mortgage payment) for information and services your lender or a HUD approved housing counselor will provide free if you contact them.

#### **10. Don't lose your house to foreclosure recovery scams!**

If any firm claims they can stop your foreclosure immediately if you sign a document appointing them to act on your behalf, you may well be signing over the title to your property and becoming a renter in your own home! Never sign a legal document without reading and understanding all the terms and getting professional advice from an attorney, a trusted real estate professional, or a HUD approved housing counselor.

This listing is current as of **08/25/2008**.

## Agencies located in ARIZONA

**Agency Name:** CCCS SOUTH WEST, A DIVISION OF MMI

**Phone:** 800-308-2227

**Toll Free:**

**Fax:** 623-878-2747

**Email:** jeanine.lipka@moneymanagement.org

**Address:** 17235 North 75th Ave., Ste. C-125  
Glendale, Arizona 85308

**Counseling Services:** - Home Equity Conversion Mortgage Counseling  
- Homebuyer Education Programs  
- Marketing and Outreach Initiatives  
- Money Debt Management  
- Mortgage Delinquency and Default Resolution Counseling  
- Postpurchase Counseling  
- Prepurchase Counseling  
- Renters Assistance

**Languages:** - English Only

**Affiliation:** MONEY MANAGEMENT INTERNATIONAL INC.

**Website:** <http://n/a>

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**Agency Name:** COMMUNITY SERVICES OF ARIZONA, INC

**Phone:** 623-435-2255-100

**Toll Free:** 800-471-8247

**Fax:** 623-435-6430

**Email:** gmickey@csainc.org

**Address:** 6704 N. 59th Ave.  
Glendale, Arizona 85301

**Counseling Services:** - Home Equity Conversion Mortgage Counseling  
- Homebuyer Education Programs  
- Marketing and Outreach Initiatives  
- Mortgage Delinquency and Default Resolution Counseling  
- Postpurchase Counseling  
- Prepurchase Counseling  
- Renters Assistance  
- Services for Homeless

**Languages:** - Spanish

**Affiliation:** HOUSING PARTNERSHIP NETWORK

**Website:** <http://www.csainc.org>

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