



U.S. Department of Housing and Urban Development
National Servicing Center
301 NW 6th Street, Suite 200
Oklahoma City, OK 73102

FHA INSURED HOMEOWNERS HOW TO AVOID FORECLOSURE

1. DO NOT IGNORE THE LETTERS FROM YOUR LENDER.

- If you are having problems making your payments, call or write to your lender's Loss Mitigation Department without delay.
- Explain your situation.
- Be prepared to provide them with financial information, such as your monthly income and expenses. Be honest about your financial situation.
- Without this information, they may not be able to help.

2. Don't lose your home and damage your credit history.

3. Stay in your home for now. You may not qualify for assistance if you abandon your property.

4. Contact a HUD-approved housing counseling agency. Call (800) 569-4287 or TDD (800) 877-8339 for the housing counseling agency nearest you.

- These agencies frequently have information on services and programs offered by Government agencies as well as private and community organizations that could help you.
- The housing counseling agency may also offer credit counseling. These services are usually free of charge. <http://www.hud.gov/offices/hsg/sfh/hcc/hcs.cfm>

5. Cooperate with the counselor or lender trying to help you.

6. Explore every alternative to keep your home. How to Avoid Foreclosure Pamphlet - <http://www.hud.gov/foreclosure/>

7. Beware of scams.

8. Do not sign anything you don't understand. And remember that signing over the deed to someone else does not necessarily relieve you of your loan obligation.

Act now. Delaying can't help. If you do nothing, YOU WILL LOSE YOUR HOME and your good credit rating.

You may want to order HUD's Publication – 100 Q&A About Buying a Home – Item No. 04994 – by calling (800) 767-7468. For FHA Mortgages, please visit these FHA web sites:

<http://www.hud.gov/offices/hsg/sfh/nsc/nschome.cfm> <http://www.hud.gov/offices/hsg/sfh/nsc/training.cfm>