



# Top 10 Tips to Avoid Foreclosure

**If you are having financial challenges, these 10 tips may help you avoid foreclosure:**

**1. Recognize early signs of trouble.**

If you've lost your job, been through a divorce, or suffered an illness and you're worried about making your mortgage payments, don't be afraid to ask for help.

**2. Call your lender immediately.**

Your lender doesn't want your house, they want to help you keep it. Contact your lender, the organization that you send your mortgage payments to each month (called your mortgage servicer), at the very first sign of financial difficulty. You and your lender can explore your options.

**3. Understand your options.**

You may be eligible for a foreclosure avoidance option, including a modification under the federal Home Affordable Modification program. Call your lender or 888-995-HOPE to see if you may be eligible.

**4. Prioritize your spending.**

Think about cutting nonessential expenses such as cable TV, memberships, and entertainment. When you get back on your feet, you can consider adding some expenses back into your spending plan.

**5. Open and respond to all mail from your lender.**

If possible, your lender can help you keep your house. Pay close attention to all correspondence from your lender and respond as soon as possible.

**6. Know your mortgage rights.**

Find and carefully read through your loan documents, and research foreclosure laws and timelines in your state. A reputable housing counseling organization can help you understand the documents and your options.

**7. Be aware of scams.**

If you're falling behind on your mortgage payments, scam artists may target you. Check credentials, reputation, and experience carefully, and always maintain personal contact with your lender, as they are the best person to help you.

**8. Avoid paying upfront fees.**

Don't pay anyone an upfront fee for housing counseling, or for modifying your loan. Most foreclosure alternatives available, including the federal Home Affordable Modification program, offers help at no upfront cost to you.

**9. Contact a housing counselor.**

To find a legitimate counselor, call the U.S. Department of Housing and Urban Development at 800-569-4287, or visit [www.makinghomeaffordable.gov/](http://www.makinghomeaffordable.gov/). A housing counseling organization can help you understand your options and the next steps to obtain assistance.

**10. Commit yourself to the plan you develop with your lender.**

Whether your best option is a loan modification or any of several other solutions available through your lender, make sure you work closely with your lender to stay on course with the plan you created together.

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Place your logo and contact information here.