

OPTIONS TO FORECLOSURE

Pre-Foreclosure Sale (Short Sale)

- To sell your property and retain the equity in your home prior to foreclosure. **To Qualify:**
 - Must be in the early stages of foreclosure

Deed-In-Lieu

- Voluntarily “give back” your home to the lender. This will not save your home but it will allow you to obtain another home in the future. **To Qualify:**
 - Must be willing to move quickly
 - Be willing to forfeit any equity

Special Forebearance

- Your lender may be able to arrange a repayment plan based on your “special” financial situation. **To Qualify:**
 - Must be able to pay your current mortgage payment
 - Must have a positive budget
 - Must be able to prove special circumstances

Repayment Plan

- Spreading the defaulted payments out over a series of months, usually not more than six (6). **To Qualify:**
 - Must have at least one payment
 - Must have proof of income
 - Must have a positive budget
 - Must have the ability to pay current mortgage payment plus a portion of defaulted payment

Modification

- The lender may decide to reduce the interest rate, monthly payment, extend the term of the loan or all of the above. **To Qualify:**
 - Must have a positive budget
 - Steady employment
 - A good reason for modification

Partial Claim

- You may be able to obtain a loan from HUD (FHA loans only) to bring your loan current. You must be a minimum of four (4) months behind. **To Qualify:**
 - Must have an FHA loan
 - Must have FHA mortgage insurance
 - Must be able to afford current mortgage + FHA loan terms
 - Must have a positive budget