

WHERE CAN YOU TURN FOR HELP?

Professional Nonprofit Housing Counselors: Free/Confidential.

Nonprofit organizations in your community can provide advice, contact your lender and set up a plan of action designed just for you and your situation.

Nonprofit Organizations With Housing Counselors In Baltimore City:

- **Belair-Edison Neighborhoods, Inc.**
3412 Belair Rd.
410-485-8422
- **Druid Heights CDC**
2140 McCulloh St.
410-523-1350
- **St. Ambrose Housing Aid Center, Inc.**
321 E. 25th St.
410-366-8550
- **Southeast CDC**
3700 Eastern Ave.
410-342-3234 (Spanish & English)
- **Tri-Churches Housing, Inc.**
815 Scott St.
410-385-1463
- **NHS of Baltimore, Inc.**
244 N. Patterson Park Ave.
410-327-1200

These organizations have provided the Maryland Housing Counselors Network with information stating that they provide foreclosure prevention and intervention counseling and have housing counselors on staff that have completed the training and certification standards of the Maryland Housing Counselors Network.



The Baltimore Homeownership Preservation Coalition is comprised of leaders from nonprofit organizations, neighborhood groups, governmental agencies, businesses and professional associations. Our goal is to preserve and strengthen homeownership in Baltimore City and promote neighborhood stability by preventing foreclosures, reducing abusive real estate practices, and by increasing homeownership education and other resources that foster good consumer borrowing choices and long term financial success.

www.preservehomeownership.org

MORTGAGE LATE? DON'T WAIT.



TIPS TO HELP YOU SAVE YOUR HOME

brought to you by

**BALTIMORE
HOMEOWNERSHIP
PRESERVATION
COALITION**



HAVE YOU MISSED A MORTGAGE PAYMENT?

**Don't wait –
Call for help immediately.**

The longer you wait to get help, the less likely you can be helped. Seek help before you miss a payment.

Call **1-888-995-HOPE** (free/confidential), a housing counselor (free/confidential — see *opposite side for a list of housing counselors in Baltimore City*) or your lender.

Ignoring your situation will NOT make it go away.

Get help as soon as you think you may have trouble making a payment.

Call and communicate with your lender.

Chances are your lender will want to work with you and help you find a way to keep your home.

WHAT CAN YOU DO TO PROTECT YOUR HOME?

Beware of scams.

Watch out for predatory lenders, unsolicited offers to help and for-profit phone counseling agencies.

Never sign anything you do not understand.

Check with a nonprofit housing counselor or lawyer first.

Be prepared to discuss your problems honestly and in detail.

It may be helpful to have the following documents ready when you call or meet with a housing counselor or your lender:

- Settlement papers
- Recent correspondence from lender (late notice, foreclosure notices, etc.)
- Recent statement from lender
- Recent pay stubs
- Statements of all debt (credit cards, loans, medical, utilities, etc.)

IF YOU CAN'T MAKE PAYMENTS, WHAT ARE YOUR OPTIONS?

Your lender may be willing to explore these options:

Forbearance: Delay payments for a short period.

Reinstatement: Promise a lump sum to bring payments current.

Repayment Plan: Catch up by adding a portion of the past due amount to your monthly payments.

Modify Your Mortgage: The lender may modify your mortgage.

Sell Your Home: The lender may allow you time to sell your home.

Property Give Back: The lender may let you give back your property, then forgive the debt.

