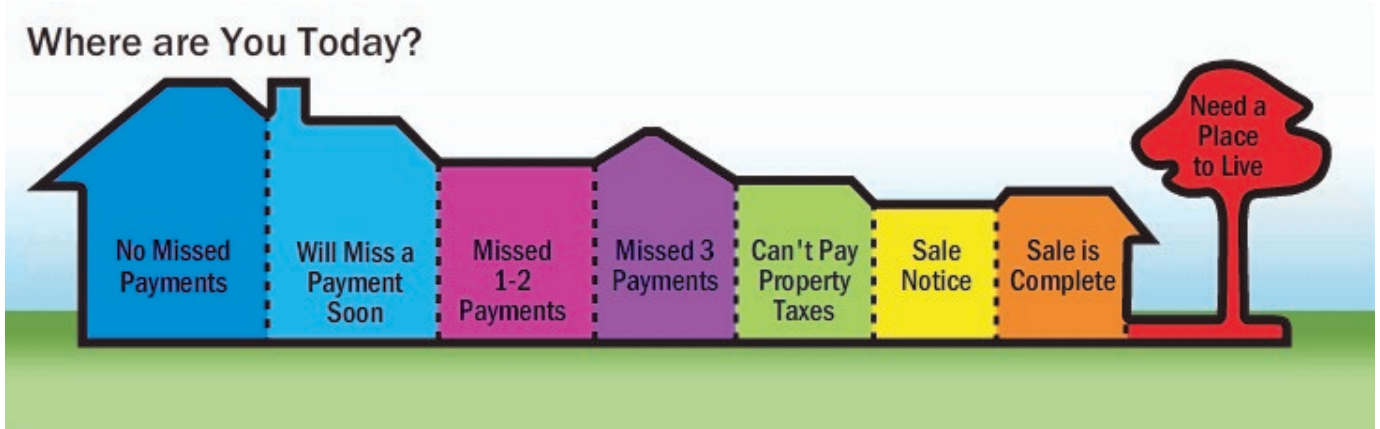




# Foreclosure Detroit.org

**Don't Lose Hope  
Know Your Options  
Save Your Home  
YOU ARE NOT ALONE**

**A Free Community Resource to Help You Stay in Your Home**



**The Detroit Office of Foreclosure Prevention & Response works with many local partners to reduce the effects of the foreclosure crisis on families and neighborhoods.**

**Our website is a trustworthy source to learn about the foreclosure process.**



**For additional copies of this publication or to request a speaker for your group please call (313) 481-2691**

*Every day, across the country, families struggle to keep their homes. Many are not sure what to do; others are overwhelmed and do nothing.*

When facing a financial crisis, emotions and fear of the future can be paralyzing. Mail, radio, and TV ads deliver promises of miracle answers, often illegal scams. We encourage families to take action to save their homes. At [www.foreclosedetroit.org](http://www.foreclosedetroit.org) you can find information to help save your home and access other resources.

**Learn:**

- How Michigan's 90 Day Pre Foreclosure Law can help protect your rights
- How to avoid Mortgage Rescue Scams
- About updates to Michigan's Hardest Hit Homeowners Program
- Who can modify/refinance with Making Home Affordable
- How a FREE HUD certified Foreclosure Prevention Counselor can help you in the foreclosure process
- Where you can find legal help and other resources



## CERTIFIED HOUSING COUNSELORS CAN HELP YOU TAKE THE FIRST STEP

Certified housing counselors are waiting to work with your family.

Making an appointment with a certified counselor is the first step in taking control of your future.

Counselors will help you look at your situation and make realistic choices.

Services are FREE - they are paid through federal funds and there are generally no income requirements.

Counselors work with you and your mortgage company or servicer to find options that may be available.

Counselors are trained to help you find resources to increase income or reduce other debts.

### CALL ONE TODAY

Arranged by Location - You May Contact ANY Agency

#### WAYNE

**48201**

##### **Center for Community Justice**

(313) 832-4788

[www.miccja.org](http://www.miccja.org)

##### **Greenpath, Inc.**

(313) 961-1018

##### **Jewish Vocational Services**

(313) 833-8100

**48202**

##### **Bethel Housing Counseling**

(313) 833-9912

##### **Central Detroit Christian DC**

(313) 873-0064 ext. 18

[www.detcdc.org](http://www.detcdc.org)

##### **Det Alliance for Fair Banking**

(313) 871-9050

##### **Detroit Non-Profit Hsg. Corp.**

(313) 972-1111

**48208**

##### **MI Neighborhood Partnership**

(313) 361-4530

**48216**

##### **Phoenix Hsg & Counseling**

(313) 964-4207

##### **Southwest Housing Solutions**

(313) 841-9641 ext. 365

[www.swsol.org/counseling](http://www.swsol.org/counseling)

**48219**

##### **Abayomi CDC**

(313) 541-9828

[www.abayomidcd.org](http://www.abayomidcd.org)

##### **New Hope Community Dev.**

(313) 255-6275

[www.newhopeDetroit.org](http://www.newhopeDetroit.org)

**48224**

##### **U-SNAP-BAC Non Profit Hsg.**

(313) 640-1100

[www.usnapbac.org](http://www.usnapbac.org)

**48226**

##### **Family Tree**

(313) 962-2329

[www.familytreeagency.org](http://www.familytreeagency.org)

##### **Mission of Peace**

(313) 967-0140

##### **National Faith Homebuyers**

(313) 255-9500

[www.nationalfaith.org](http://www.nationalfaith.org)

##### **Neighborhood Legal Svcs.**

(313) 964-1975

[www.nlsmlaw.org](http://www.nlsmlaw.org)

**48235**

##### **Amandla Comm. Dev. Corp.**

(313) 347-2829

##### **Looking for My Sister**

(313) 861-3221 ext. 12

#### WAYNE - General

##### **Liberty Hill Housing Corp.**

(734) 722-4980

##### **Wayne County Mortgage Foreclosure Prevention**

(313) 833-2948

[fightmortgageforeclosure.com](http://fightmortgageforeclosure.com)

##### **Wayne Metro CAA**

(734) 284-6999

#### OAKLAND

##### **Lighthouse Community Dev**

(248) 920-6200 ext. 2426

##### **Oakland Livingston HSA**

(248) 209-2692

##### **Oakland Cty Foreclosure Prevention**

(248) 858-0627

[fightmortgageforeclosure.com/oakland](http://fightmortgageforeclosure.com/oakland)

#### MACOMB

##### **MSU Extension - Macomb**

(586) 307-8289

[fightmortgageforeclosure.com/Macomb](http://fightmortgageforeclosure.com/Macomb)

#### WASHTENAW

##### **Foreclosure Prevention**

(734) 222-9595

[fightmortgageforeclosure.com/Washtenaw](http://fightmortgageforeclosure.com/Washtenaw)

##### **MSU Extension - Washtenaw**

(714) 997-1678

# MORTGAGE FORECLOSURE PROCESS TIMELINE

## First Month Missed Payment

Loan is in default if monthly payment is 30 days late.  
Lender may send a notice of delinquency and start calling.  
Late fees begin to accrue.  
During this time, make a partial payment – if you can.  
You may be able to make arrangements for payment; many lenders will not do so until 90 days of delinquency.  
Begin communication with your lender.

## Second Month Missed Payment

You may receive phone calls and/or letters from the collections department. Lenders may accept one payment but will pressure for both payments. After the second month ends, partial payments are generally not accepted.  
You may be able to make arrangements for payment with your lender - many lenders will not do so until 90 days of delinquency.  
Late fees continue to accrue.

## Third Month Missed Payment (See additional information on p. 4 about Michigan's 90 Day Law)

"Demand Letter" or "Notice to Accelerate" sent. You generally have 30 days to bring the mortgage current.  
You may still be able to make payment arrangements. This could be the first opportunity if the lender required 90 days delinquency.  
This is the last chance to catch up and go back to a mortgage payment schedule.  
If the mortgage is not made current, foreclosure proceedings are started, including public notification at the local courthouse, in the local paper, and posted at your house.

## Fourth Month - Sheriff Sale Date

Lender will contact attorneys to schedule a Sheriff's Sale. The sale date will be scheduled four to six weeks after the attorneys receive the file.  
Under Michigan law, advertisement for the Sheriff's Sale must be made for four successive weeks in a newspaper local to the property. Notice must be posted on the property within 15 days.  
When the sale date is scheduled, you will receive a notice by mail AND a notice will be taped to your door.  
**You DO NOT HAVE TO MOVE at this time.**  
The home is usually auctioned for the amount of the loan plus missed payments, accrued interest, late fees, and attorney fees. To get property back after the Sheriff Sale, you must pay the total amount due within the redemption period (usually 6 months). The purchaser at the Sheriff's Sale is usually the original lender.

## During Redemption Period - After the Sheriff's Sale is Complete

**You DO NOT HAVE TO MOVE until the redemption period is complete - usually six months.**

If you know you will have to move, use this time to save and look for a new place to live.

**If you leave the home prior to the end of the redemption period, you must contact your lender.**

You are still legally responsible for the property and can be held responsible for property issues. If you contact the lender, they can accelerate or shorten the redemption period to complete the foreclosure process for you.

**To redeem your property,** you must pay the total amount due, including the amount of the loan plus missed payments, accrued interest, late fees and attorney fees.

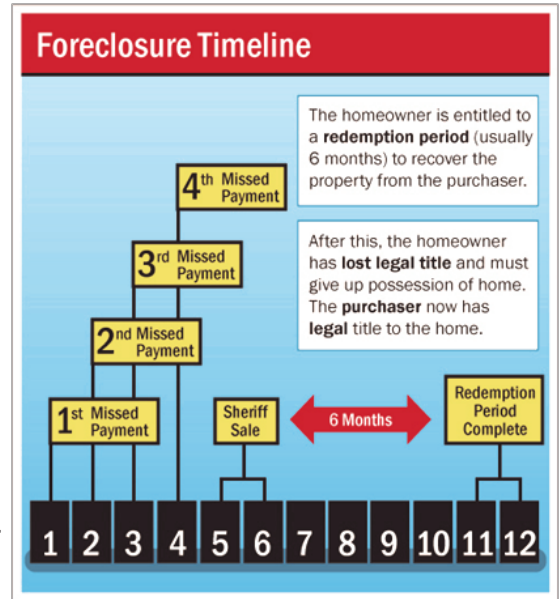
At the end of the redemption period, you lose the legal title and must give up possession of the home.

The purchaser now has legal title to the home.

## After the Redemption Period - Eviction

At end of the Redemption Period, you will get an eviction notice and a legal notice of an eviction action in court. You can go to court to fight the eviction.

After the eviction date, the sheriff can move your belongings to the curb.



## OPEN YOUR MAIL – GET PROTECTION - MICHIGAN’S 90 DAY LAW

In July 2009, a new law took effect to ensure homeowners a 90-day **pre-foreclosure period** to work with their lender to avoid foreclosure. **The law requires the lender to notify you in writing of your rights.** The lender must include very specific information in this notice.

*There is a very specific process that both you and the lender must follow for the lender to be in compliance with the law and for you to take advantage of your rights.*

**Open ALL of your mail** to be sure you don't miss this notice. **The return address on the envelope will probably not be your lender's.** Generally the notice come from the law firm representing your lender so you may not recognize the name. Some of the law firms that send out these notices include: Trott & Trott, Orleans & Associates, and Potestivo & Associates.

## CHECK YOUR ELIGIBILITY



HELP FOR AMERICA'S HOMEOWNERS

Find detailed information and self-assessment tools to determine eligibility for a modification or refinancing for homeowners in certain situations - visit [www.makinghomeaffordable.gov](http://www.makinghomeaffordable.gov)

### NEW PROGRAM - Michigan Hardest Hit Homeowners Program

If you are eligible you must apply through your mortgage servicer - Check the current list of servicers and get program details at [www.michigan.gov/hardesthit](http://www.michigan.gov/hardesthit) - more servicers are added each week.

Note: There are three (3) programs - not all servicers participate in each program.

The programs may:

- 1) Provide mortgage assistance for homeowners receiving unemployment compensation;
- 2) Provide rescue funds for homeowners who have fallen behind in their mortgage payments due to no fault of their own and who have overcome this obstacle;
- 3) Provide federal matching funds for principal reductions for homeowners who can no longer afford their mortgage payment as a result of reduced income.

## AVOID BEING A VICTIM OF MORTGAGE RESCUE SCAMS

**There should NEVER BE A FEE for government programs or to negotiate with lenders**

**Avoid working with any person or company that...**

Guarantees to stop the foreclosure process

Tells you NOT to contact your lender, lawyer, or housing counselor

Collects a fee before providing you any services - this is illegal

Encourages you to lease or rent your home so you can buy it back

Tells you to make your mortgage payments directly to them

Offers to fill out paperwork for you

Tells you to transfer your property deed or title to them

Pressures you to sign paperwork that you do not understand

**Report Fraud and Scams:** File complaints with the Michigan Attorney General's Consumer Protection Division at [www.michigan.gov/ag](http://www.michigan.gov/ag), or 877-765-8388 or at [www.loanscamalert.org](http://www.loanscamalert.org)