

THE DEPARTMENT OF FINANCE HOPES THAT THE LINKS TO AGENCIES AND ORGANIZATIONS LISTED BELOW WILL BE OF ASSISTANCE TO YOU. THE FOLLOWING AGENCIES PROVIDE INFORMATIONAL BROCHURES AND RESOURCES REGARDING HOME MORTGAGE LOANS.

FEDERAL RESERVE SYSTEM
WWW.FEDERALRESERVE.GOV/CONSUMERINFO

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)
WWW.HUD.GOV

FEDERAL HOUSING ADMINISTRATION RESOURCE CENTER
(208) 334-1990
WWW.FHA.GOV

FEDERAL TRADE COMMISSION
(877) 382-4357
WWW.FTC.GOV

NEIGHBORWORKS—CENTER FOR FORECLOSURE SOLUTIONS
(888) 995-4673
WWW.995HOPE.ORG

AARP — (888) 687-2277
WWW.AARP.ORG

FREDDIE MAC — WWW.FREDDIEMAC.COM

NATIONAL FOUNDATION FOR CREDIT COUNSELING
WWW.DEBTADVICE.ORG

NATIONAL FOUNDATION FOR DEBT MANAGEMENT
(866) 409-6336
WWW.NFDM.ORG

CONSUMER FINANCIAL PROTECTION BUREAU
(855) 411-2372 TTY/TDD (855) 729-2372
ESPAÑOL (855) 411-2372
WWW.CONSUMERFINANCE.GOV

HUD'S TIPS FOR AVOIDING FORECLOSURE

1. Don't ignore the problem.

The further behind you become, the harder it will be to reinstate your loan and the more likely that you will lose your house.

2. Contact your lender as soon as you realize that you have a problem.

Lenders do not want your house. They have options to help borrowers through difficult financial times.

3. Open and respond to all mail from your lender.

The first notices you receive will offer good information about foreclosure prevention options that can help you weather financial problems. Later mail may include important notice of pending legal action. Your failure to open the mail will not be an excuse in foreclosure court.

4. Know your mortgage rights.

Find your loan documents and read them so you know what your lender may do if you can't make your payments. Learn about the foreclosure laws and timeframes in your state (as every state is different) by contacting the State Government Housing Office.

5. Understand foreclosure prevention options.

Valuable information about foreclosure prevention (also called loss mitigation) options can be found on the internet at www.fha.gov/foreclosure/index.cfm.

6. Contact a HUD-approved housing counselor.

The U.S. Department of Housing and Urban Development (HUD) funds free or very low cost housing counseling nationwide. Housing counselors can help you understand the law and your options, organize your finances and represent you in negotiations with your lender if you need this assistance. [Find a HUD-approved housing counselor near you](#) or call (800) 569-4287 or TTY (800) 877-8339.

7. Prioritize your spending.

After healthcare, keeping your house should be your first priority. Review your finances and see where you can cut spending in order to make your mortgage payment. Look for optional expenses—cable TV, memberships, entertainment—that you can eliminate. Delay payments on credit cards and other "unsecured" debt until you have paid your mortgage.

8. Use your assets.

Do you have assets—a second car, jewelry, a whole life insurance policy—that you can sell for cash to help reinstate your loan? Can anyone in your household get an extra job to bring in additional income? Even if these efforts don't significantly increase your available cash or your income, they demonstrate to your lender that you are willing to make sacrifices to keep your home.

9. Avoid foreclosure prevention companies.

You don't need to pay fees for foreclosure prevention help—use that money to pay the mortgage instead. Many for-profit companies will contact you promising to negotiate with your lender. While these may be legitimate businesses, they will charge you a hefty fee (often two or three month's mortgage payment) for information and services your lender or a [HUD approved housing counselor](#) will provide free if you contact them.

10. Don't lose your house to foreclosure recovery scams!

If any firm claims it can stop your foreclosure immediately if you sign a document appointing it to act on your behalf, you may well be signing over the title to your property and becoming a renter in your own home! Never sign a legal document without reading and understanding all the terms and getting professional advice from an attorney, a trusted real estate professional, or a [HUD approved housing counselor](#).



IDAHO RESOURCES TO
ASSIST YOU IN
AVOIDING FORECLOSURE



800 PARK BLVD., SUITE 200
PO BOX 83720
BOISE, ID 83720-0031

TELE: (208) 332-8000
TOLL FREE IN IDAHO (888) 346-3378

<http://finance.idaho.gov>

IDAHO RESOURCES TO ASSIST YOU IN AVOIDING FORECLOSURE

1. The Idaho Housing and Finance Association (IHFA), in partnership with Idaho Partners for Homebuyer Education, Inc., is offering free housing counseling to Idahoans statewide. Also, IHFA has facilitated the introduction of IdaMortgage, which is offering borrowers with adjustable rate loans the opportunity to obtain a fixed rate mortgage. The IHFA website provides a comprehensive list of local and national resources for borrowers seeking to avoid foreclosure.

Idaho Housing and Finance Association

565 W. Myrtle
P.O. Box 7899
Boise, ID 83702

Phone (toll free): (877) 888-3135

Fax: (208) 331-4801

www.ihfa.org

2. NeighborWorks America has two Idaho member organizations offering *Finally Home!* a home buyer education program providing foreclosure prevention assistance to homeowners in danger of losing their homes.

Neighborhood Housing Services, Inc.

1401 Shoreline Drive
Boise, ID 83702

Phone: (208) 343-4065

Fax: (208) 343-4963

www.nhsid.org

Pocatello Neighborhood Housing Services, Inc.

206 N. Arthur
P.O. Box 1146
Pocatello, ID 83204-1146

Phone: (208) 232-9468, ext. 105

Fax: (208) 232-9231

www.pnhs.org

3. The Department of Housing and Urban Development (HUD) maintains a list of HUD-approved housing counselors in Idaho on its website. To check it out, go to www.hud.gov, click on "Idaho", then click on "Homeownership" to get to the link for approved housing counselors.

Contact information:

Department of Housing and Urban Development

Boise Field Office
800 Park Blvd, Suite 220
Boise, ID 83712

Phone: (208) 334-1990

Fax: (208) 334-9648

TTY: (208) 334-9094

4. Idaho's Community Action Partnership agencies have been long-time advocates for families and communities in Idaho. These agencies are spread throughout Idaho and many are offering foreclosure prevention counseling and help. You can find the agency in your area by viewing www.idahocommunityaction.org.
5. The non-profit Homeownership Preservation Foundation operates the Homeowner's HOPE™ Hotline — (888) 995-HOPE. The hotline operates 24/7, and provides free, bilingual, personalized assistance to help homeowners avoid foreclosure. The HOPE hotline is a cooperative effort between lenders, counselors and investors, many of which have Idaho offices.



The federal government has introduced the **Making Home Affordable™** plan, which offers many homeowners an immediate opportunity to refinance or modify their existing mortgages into more affordable mortgages, with lower interest rates and mortgage payments they can afford. To learn the facts and find out if you are eligible,

go to: www.financialstability.gov.

The Federal Reserve Board website offers additional consumer information you might want to check out, including 5 Tips for Avoiding Foreclosure Scams; A Consumer's Guide to Mortgage Refinancing; and even more educational and mortgage foreclosure resources. Go to: www.federalreserve.gov/consumerinfo.

Beware of Foreclosure Rescue Scams!
Looking for help to prevent foreclosure?
Help is available for free!

Under the Idaho Residential Mortgage Practices Act, mortgage modification companies are required to be licensed with the Idaho Department of Finance before offering their services in Idaho. Licensed mortgage modification companies, or those required to be licensed, cannot require borrowers seeking mortgage modifications to pay any fees or charges prior to the completion of a mortgage loan modification—other than third party charges actually incurred by the loan modification company or charges authorized by law and approved by the Department. Check the Department's website at <http://finance.idaho.gov> to see if the company you are considering is licensed with the Department. You may also call the Department to check on the company's licensure and if the fees it proposes to charge are approved.

Call Idaho Housing and Finance (IHFA) (toll-free at (877) 888-3135) if you need foreclosure assistance or counseling. IHFA's services are free, and you don't have to have a loan with IHFA to receive assistance!

If you feel you may be the target or victim of foreclosure fraud, seek help. Call the Idaho Department of Finance toll-free in Idaho at (888) 346-3378 or locally at (208) 332-8000. For tips on spotting scam artists, visit the Federal Trade Commission's website at: www.ftc.gov.