

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
(800) 225-5342
TTY (800) 877-8339 (8 a.m. to 8 p.m. EST)
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
(800) 344-5153 or (866) 799-2122
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 notices 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. 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.

6. 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.

7. 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.

8. 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](#).

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Idaho Department of Finance

IDAHO RESOURCES TO ASSIST YOU IN AVOIDING FORECLOSURE



Idaho Department of Finance
800 Park Blvd., Suite 200
Boise, ID 83720-0031

Local Telephone: (208) 332-8000
Toll Free in Idaho (888) 346-3378

<https://finance.idaho.gov>

IDAHO RESOURCES TO ASSIST YOU IN AVOIDING FORECLOSURE

1. Idaho Housing and Finance Association (IHFA) is offering free housing counseling to Idahoans statewide. Housing counselors conduct confidential interviews to discuss clients' housing needs and help them find the right resources. IHFA's expert advisors can work as intermediaries between clients and their mortgage lender to prevent foreclosure on their home. The goal is to help clients determine the right option for their specific situation and keep them in their home. IHFA is a HUD approved housing counseling agency. The IHFA website provides resource information for those borrowers seeking to avoid foreclosure.

Idaho Housing and Finance Association

565 W. Myrtle
P.O. Box 7899
Boise, ID 83707

Phone (toll free): (855) 505.4700

Fax: (208) 331-4801

<https://www.idahohousing.com>

2. NeighborWorks Boise and NeighborWorks Pocatello are both HUD approved housing counseling agencies and provide one-on-one foreclosure prevention counseling services.

NeighborWorks Boise

3880 W. Americana Terrace,
Suite 120
Boise, ID 83706

Phone: (208) 343-4065

Fax: (208) 343-4963

<https://neighborhoodhomes.org>

NeighborWorks Pocatello

206 N. Arthur
Pocatello, ID 83204

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

Fax: (208) 232-9231

<https://nwpocatello.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 click on [Agencies located in Idaho](#).

[Department of Housing and Urban Development](#)

Boise Field Office
1249 S. Vinnell Way, Suite 108
Boise, ID 83709

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 support services which include home energy, emergency food and weatherization assistance. You can find the agency in your area by viewing <https://www.capai.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 U.S. Department of the Treasury's Office of Financial Stability manages the Troubled Assets Relief Program (TARP). Treasury is continuing to implement TARP initiatives to help struggling homeowners avoid foreclosure. Its website is: www.financialstability.gov.

The Federal Reserve Board website offers a wide variety of resources for consumers you might want to check out at 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 (855) 505.4700 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.