

Recognizing the Issues



There are many resources out there for homeowners. Homeowners should seek assistance from a HUD approved counselor, contact their lenders, and seek out the assistance of a knowledgeable REALTOR® as soon as they realize there is a problem. The sooner a homeowner gets assistance the more likely a successful outcome can be reached. This brochure along with information at www.foreclosurehelpfornevadans.org will arm homeowners with the tools they need to make informed decisions about their unique situation.

Foreclosure Prevention Workbook:

The Nevada Foreclosure Prevention Taskforce designed a workbook that can be used as a tool to help homeowners make informed decision when facing mortgage delinquency. The workbook is available at <http://foreclosurehelpnv.gov>



Definitions

Foreclosure – The legal process by which an owner's right to a property is terminated, usually due to default. The mortgage lender sells at auction the property that secures the loan on which a borrower has defaulted. Typically, ownership of the property is transferred to the financial institution. The institution will market and list for sale the property to recover the monies owed to them.

Deed-in-Lieu of Foreclosure – The borrower transfers the property to the servicer if the home cannot be sold at market value. This option requires that the property be listed for a specified period of time, generally 90 days. There may be tax consequences.

Short Sale – if the market value is less than total amount owed, a short sale allows the borrower to sell the home and use the proceeds to pay the mortgage even though the proceeds will not be sufficient to pay off the outstanding balance. The investor, mortgage insurer and any additional lien holders, ie. second mortgage, home equity line of credit, must agree to this option.



Seek Free Counseling

HUD Approved Counseling Agencies

Consumer Credit Affiliates

Phone: 775-337-6363

3100 Mill Street, Ste. 111, Reno, NV 89502

email: cca@ccanevada.org

website: www.ccanevada.org

Nevada Legal Services

Phone: 775-284-3491

650 Tahoe Street, Reno, NV 89509

www.nlslaw.net

NID Housing Counseling Agency

Phone: 775-322-5695

1000 Bible Way, Ste. 72, Reno, NV 89501

email: help@teamworknevada.org

website: www.nidonline.org

Washoe County Senior Law Project

Phone: 775-328-2592

1155 E. Ninth Street, Reno, NV 89512

email: slawproj@washoecounty.us

website:

www.washoecounty.us/seniorsrv/legal/srhousing.htm

Other HUD approved Credit Counselors in the State of Nevada can be found at: www.hud.gov



Foreclosure Mediation Program

The 2009 Legislative Session established the Foreclosure Mediation Program to help keep Nevada families in their homes. The law provides for mediation as an alternative method to help parties resolve disputes by agreement with the help of trained mediators. The program is for owner-occupied residential properties that are subject to foreclosure notices filed on or after July 1, 2009. For more information, go to the Nevada Judiciary website at www.nevadajudiciary.com and click on the "Foreclosure Mediation" button.

Loan Modification

Is it Legitimate?

Don't fall for scammers promising mortgage modification services they cannot deliver. Homeowners can check with the Better Business Bureau or the Nevada Department of Business and Industry to research licensed loan modification firms. The law requires licensing and bonding of loan modification providers. These licensed companies and agents are permitted to accept up-front fees, as long as they deposit them into a trust account and only withdraw them when the agreed upon services are provided. Before turning over ANY money or signing ANY paperwork, call the Division of Mortgage Lending at (775) 684-7060 in Carson City to see if the company is licensed and bonded through the Division of Mortgage Lending.

Get the Facts:

You can verify the legitimacy of loan modification providers by going to: <http://mld.nv.gov/> and click on the button "List of Eligible Loan Modification Companies."

Things to Avoid

Scams!

<http://fightfraud.nv.gov/>

- ◆ Beware of foreclosure rescue scams - Help is Free!
- ◆ Beware of anyone who asks you to pay a fee in exchange for counseling service or modification of delinquent loan.
- ◆ Do not sign over the deed to your property to any organization or individual unless you are working directly with your mortgage company to forgive your debt.
- ◆ Never make a mortgage payment to anyone other than your mortgage company without their approval.
- ◆ Assistance from a HUD-approved housing counselor is FREE.



How to Report Scams:

Through Preventloanscams.org, complaints filed online are added to a national complaint database and are forwarded to the appropriate law enforcement center for review. In addition, HUD has directed its local fair housing and housing counseling grantees to begin reporting alleged loan modification scams via the website.

Community Resources

State of Nevada, Department of Business & Industry Division of Mortgage Lending

400 W King Street, Suite 101
Carson City, Nevada 89703
(775) 684-7060 • Fax: (775) 684-7061
Website: mld.nv.gov

Better Business Bureau

991 Bible Way
Reno, NV 89502-2122
(775) 322-0657
Website: reno.bbb.org

Websites:

www.makinghomeaffordable.gov
www.hopenow.com

Find the Answers

MakingHomeAffordable.gov

The Home Affordable Refinance Program gives homeowners with loans owned or guaranteed by Fannie Mae or Freddie Mac an opportunity to refinance into more affordable monthly payments.

Through the Home Affordable Modification, you may qualify for a loan modification to make your monthly mortgage payment more affordable.

If you're having trouble getting a straight answer in connection with the Making Home Affordable program, call 1-888-995-HOPE and they will be able to get you the help you need.

Tenant Related Issues

Recently enacted state and federal laws protect the rights of tenants occupying properties involved in foreclosure. For more information go to <http://foreclosurehelp.nv.gov/ForeclosureAndRenters.htm>

Realtors® Care

REALTORS® Care Nevada reflects the REALTORS® commitment to helping people recognize when there is a problem and to help direct them to qualified counselors to achieve the best resolution. The Nevada Association of REALTORS® in cooperation with the local associations in Northern Nevada has secured a National Association of REALTORS® grant. These funds aid in the efforts to help homeowners avoid foreclosure. REALTORS® are on the front lines when it comes to communicating with homeowners and we are a part of the solution.



Phone: (775) 823-8800
Email: info@rsar.net



“Working together to help neighbors recover”



www.foreclosurehelpfornevadans.org

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