

WHAT TO DO IF YOU NEED HELP WITH YOUR MORTGAGE

Many families have fallen behind in their payments due to increases in an adjustable rate mortgage or job loss. The best thing to do is to call a housing counselor to see whether you can get help with a loan modification. It is also possible that new legislation passed at the state or federal level can help you.

If you are falling behind in your payments and need advice, union members and their families can call the Union Privilege “Save My Home” Hotline to receive free, confidential advice 24 hours a day, 7 days a week, with counselors from a nonprofit, HUD certified housing counseling agency: [1-866-490-5361](tel:1-866-490-5361). You can also look for a local HUD certified housing counselor in your own community at www.hud.gov.

Here are a few things to remember when talking to a housing counselor:

- Foreclosure prevention advice should be FREE. Do not trust anyone offering foreclosure counseling for a fee.
- Don't wait until your interest rate resets and your loan becomes unaffordable. If you know that you are at risk of falling behind on your payments, get help now.
- Your lender may have a loan modification program already in place. Some lenders even have voluntary foreclosure moratoriums. You can ask to speak to the loan modification department to learn more.
- If your loan servicer doesn't have a loan modification program, they may be subject to a new state law that requires a 90-day moratorium on foreclosures. Ask a housing counselor if your servicer is subject to that moratorium.
- Under State law, your lender must try to contact you prior to beginning the foreclosure process. Let your housing counselor know if that happened or not.
- You may be able to refinance even if your home is worth less than you owe, under the new Obama plan. To learn more about the federal plan and see if you qualify, go to <http://www.financialstability.gov/makinghomeaffordable>.

Foreclosures are not inevitable. There is help available and new laws are strengthening the incentives on servicers and lenders to work out loan modifications. The key is to ask for help before it is too late.

Other resources:

<http://www.calaborfed.org/issues/foreclosures.html>

<http://www.hud.gov/foreclosure/index.cfm>

<http://www.workingamerica.org/issues/debt/protectyourhome.cfm>