

## HELP FOR HOMEOWNERS

In order, the three steps we want to take:

### ***Part 1:***

1. We talk about your financial situation and I learn everything I can about what you want to happen regarding your house. If you're behind in payments, I need to know how far behind so we can strategize based on the time we have left. We will need to set goals/deliverables and specify a time frame. Basically, how long do we give ourselves to accomplish what you want and need to happen? If you haven't done so already, we may need to schedule a sit-down with your bank to talk about options they will offer you. Around that time, we can also talk about how much you're paying into escrow and see if we can make your payment more affordable using that tactic.

Meanwhile, you should be looking into ALL of the following resources in part 2, especially #1 **Home Free USA:**

### ***Part 2:***

1. Home Free USA: *HomeFree-USA*. administrator@homefreeusa.org  
[www.homefreeusa.org](http://www.homefreeusa.org) Call 1 (866) 696-2329 for immediate help.
2. The Consumer Federation of America also recommends [HopeNow](http://www.hopenow.com/), a coalition of lenders and credit counselors that outlines options for homeowners.  
<http://www.hopenow.com/>
3. \*\*\* <https://www.naca.com/refinance/refinanceTenStep.jsp> \*\*\*  
NACA gets personally involved with the homeowner and offers free services and guidance.

(more below)

4.

[http://portal.hud.gov/portal/page?\\_pageid=73,1827467&\\_dad=portal&\\_schema=PORTAL](http://portal.hud.gov/portal/page?_pageid=73,1827467&_dad=portal&_schema=PORTAL)

5. <https://www.efanniemae.com/sf/guides/ssg/annltrs/pdf/2009/0933.pdf>

Fannie Mae has recently begun a program where homeowners that return the deed to the bank, called a deed in lieu of foreclosure, have the option of then leasing their home from the bank they just gave it back to. This allows them to stay in the house and “rent” it out for a period of time at the market rental rate.

The following is more about fixing credit and getting out of debt. Comes in handy for some:

Homeowners should investigate free services before paying a third party.

"We often pay for services that we can do ourselves. I pay someone to wash my car. I can wash it myself," said Gail Cunningham, a spokeswoman for the [National Foundation for Credit Counseling](#).

- <http://articles.moneycentral.msn.com/Banking/YourCreditRating/AskACreditCounselor.aspx>

If you need **immediate assistance** from an NFCC-certified counselor, please call **(866) 481-6322** to be put in touch with an NFCC member agency near you.

The foundation has 2,400 certified counselors available across the country. She urges people who think they have problems brewing to make a call or visit its [Homeowner Crisis Resource Center](#) at <http://www.housinghelpnow.org/>

"The sooner they come, the more resolution options are open to them," Cunningham said.

### ***Part 3:***

If we're nearing our date we set earlier and still haven't accomplished our goals, there are still yet other options. That's when I talk about what I do (owner finance, property management, etc.). If we proceed with any of these options, they unfortunately do mean you'll probably have to move. But you won't have a

foreclosure on your credit, which will enable you to buy another house whenever you're ready in the future.

Just let me know when you're ready to get started. 913 322-0520 ext. 101

Joe Washington  
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