

*Washtenaw County Foreclosure
Intervention Collaborative*

Partner Agencies:

Michigan State University Extension

HUD Certified Counseling Agency
MSHDA Certified Counseling Agency
Mortgage Foreclosure Intervention Program

Washtenaw County Treasurer's Office

Tax Foreclosure Prevention Specialists

Housing Bureau for Seniors

Homeowners 55 and older
Foreclosure prevention and post-foreclosure services.

Legal Services of South Central Michigan

By partnership referral.

Intake Specialist Desk

Washtenaw County Foreclosure Intervention Collaborative
734-222-9595
mfpp@ewashtenaw.org
Call to schedule an appointment with one of the collaborative partner agencies.

MSU is an affirmative-action, equal-opportunity employer. Michigan State University Extension programs and materials are open to all without regard to race, color, national origin, gender, gender identity, religion, age, height, weight, disability, political beliefs, sexual orientation, marital status, family status or veterans status. Updated 11/02/2011

705 N Zeeb Road
P O Box 8645
Ann Arbor, Michigan 48107-8645
<http://extension.ewashtenaw.org>
Phone: 734-222-9595
Fax: 734-222-3990

MICHIGAN STATE
UNIVERSITY

Extension

HUD Certified Counseling Agency
MSHDA Certified Counseling Agency

Mortgage
Foreclosure
Intervention
Program



The help is FREE.

**To schedule an appointment with
a housing counselor call
734-222-9595 today.**

In partnership with



Catherine McClary, CPFO
Washtenaw County Treasurer



LEGAL SERVICES OF SOUTH CENTRAL MICHIGAN

What can you DO?

DON'T SPEND YOUR MORTGAGE PAYMENT

Do yourself a favor and put your mortgage payment in the bank and **do not spend it!** At some point you may need the money to work out a solution with the lender. Make a detailed list of your income and expenses and consider cutting out unnecessary spending.

WATCH OUT FOR SCAMS

In this challenging economy, everyone is looking to earn extra income...especially SCAMMERS! Be cautious of anything that sounds too-good-to-be-true! Never agree to work with ANYONE to avoid foreclosure who charges a fee!

CONSIDER ALL OF YOUR OPTIONS

If keeping your home is not possible, here are some things to consider:

1. List the home for sale. This may seem like a crazy idea in the current market, but most options with your lender will require the home to be listed on the market with a licensed realtor for at least 90-days!
2. Short Sale. If the housing market is cold and you can't sell the property for the full amount owed, you may be able to negotiate with your lender to accept less than what is owed on the mortgage.
3. Deed-in-lieu of foreclosure. As a last resort, you may be able to "give back" your property and have the debt forgiven. NEVER agree to move out of the home until you have an agreement in writing from your lender!

CONTINUE TO MAINTAIN THE PROPERTY

Continue to keep your home in good order by paying your utility bills, keeping up home maintenance, mowing the lawn, and shoveling the snow! A well maintained property can get a better sale price or better real estate appraisal; both of these factors can positively effect negotiations with your lender.

What can you EXPECT?

FORECLOSURE TIMELINE

A lot has changed with foreclosure laws in Michigan. By definition, foreclosure is a legal process by which a bank, mortgage company, or other creditor takes a homeowner's property in order to satisfy a debt. The general timeline in the state of Michigan is listed below. Our counselors are trained to understand the new legislation rolled out July 5, 2009 and would be happy to explain how it impacts your ability to avoid foreclosure.

1. Your mortgage is due on the 1st of the month; you are delinquent on the 2nd.
2. The first notice of delinquency is mailed on the 16th of the month. You are charged a late fee.
3. If you do not pay by the 30th, the loan is in default; you are sent a second notice. You are reported late to the credit bureau which negatively effects your credit score.
4. When a loan is 60 days past due, your lender speeds up the loan and warns you that foreclosure is the next step. **Under the new Michigan foreclosure law your lender MUST send you a letter advising you of your rights.**
5. In Michigan the most common foreclosure is by advertisement. The attorney for your lender advertises the property for sale by auction in a newspaper for four weeks; the Sheriff's sale is held the 5th week.
6. At the Sheriff's sale, the bank that holds the mortgage buys the property back. Seldom is there a third-party bid.
7. After the Sheriff's sale you have 6 months to one-year to get the property back.

BEWARE OF SCAMMERS: Don't pay anyone for help and don't let anyone pressure you into leaving the property before the end of the redemption period! This is your time to plan your next steps. If the lender determines the property has been "abandoned" the court may reduce the redemption period to 30 days!

How can we HELP?

EVALUATING YOUR OPTIONS

Speaking with a certified housing counselor is an important step in developing an action plan to help you resolve your housing crisis. A confidential assessment with a MSU Extension certified housing counselor may include:

1. A review of your financial situation, a discussion about the affordability of the mortgage, and review for eligibility of federal, and state foreclosure prevention initiatives.
2. Information on services and programs in Washtenaw County that might be helpful to you.

Our counselors undergo extensive training and participate in local, state, and federal continuing education to provide complete and comprehensive counseling to our clients. All counseling sessions are confidential.

There is **NEVER** a cost to participate with our programs.



FREE help is available.

HUD Certified

MSHDA Certified

**MSU Extension Mortgage
Foreclosure Intervention Program
734-222-9595**

Michigan State University Extension
Bringing Knowledge to Life