

Warning Signs

A potential buyer/lender (wolf!):

- √ seeks you out to “solve” your financial problems
- √ pressures you to make a quick decision
- √ demands large up-front fees
- √ tells you not to contact your current lender or bank
- √ tells you not to contact a lawyer
- √ asks you to sign papers without giving you a chance to read them
- √ asks you to sign papers with blank spaces
- √ asks you to sign a deed
- √ offers to file bankruptcy for you

Predatory buyers or scam artists may *pretend* to help you. What they really want is your property.

◀ ● ● ● Help is available!



Catherine McClary, CPFO
Washtenaw County Treasurer

P.O. Box 8645
Ann Arbor MI 48107-8645
(734) 222-6600
taxes@ewashtenaw.org

Information & Help for

Mortgage Foreclosure Prevention

What to Do When the Wolf is at your Door



from:

Catherine McClary
Washtenaw County Treasurer



What Will Happen at the Sheriff's Sale?

Your bank or mortgage lender is foreclosing on your home or other property. Part of the foreclosure process is the "Sheriff Sale" at which an investor or even your lender makes an offer to buy your property for the remaining balance of your mortgage. **You still have time to save ("redeem") your property.**

The Sheriff Sale is a matter of public record. Lists of foreclosed properties are published in newspapers, circulated on the internet, and sold to so-called "investors". Financial predators may try to take advantage of you.

In most Sheriff Sales, the owner has 6 months to "redeem" the foreclosure. Use this time to take action.

Help is available! ●●●▶

▶ Legitimate businesses generally don't advertise on utility poles or on temporary signs along the side of the road. Be wary of anyone who calls or stops by your home with an offer too good to be true.



What Can I Do?

1. Reputable advice and credit/debt counseling services are available in our community. We have information about many options. Please contact us!
2. Call your lender about options or loan modifications. Is a "**short sale**" or "**deed in lieu**" an option? Turning your house over to your lender *before* foreclosure should look better on your credit report.
3. Call a Realtor and consider selling your home. You may be able to get a higher price than the mortgage amount and capture some of your home's equity.
4. You may have already tried to refinance or get a home equity loan. Even if you can find a new loan on good terms, this may not be a smart idea. If you can't pay your current mortgage, how will you pay the new one?
5. Talk to a lawyer about **bankruptcy** options. This strategy will not cancel the foreclosure but may give you more time.
6. **Give some thought to where you will live** if you can't redeem your foreclosure. Stay in your home during the redemption period; if you "abandon" your home, the foreclosure process may speed up.

7. Watch for a court ordered eviction notice. Eviction usually takes 30 days past the end of your redemption period. Don't get caught unaware and lose your personal and household goods too.
8. If you have an FHA mortgage, you may have more options. Please call us!
9. Don't feel pressured to sign anything for anybody. Take your time. Ask questions. Seek advice.

GOALS

- *Get the equity out of your home*
- *Preserve your credit rating*
- *Increase your future housing options*



Who Can Help?

Make your first call to the Washtenaw County Treasurer...

Washtenaw County Treasurer
(734) 222-6600
taxes@ewashtenaw.org

...we are working in partnership with other community resources, including:

- MSU Extension Community Development
- Legal Services of South Central Michigan
- GreenPath Debt Solutions
- University of Michigan Credit Union