



Your home may be the biggest investment in your lifetime.

PROTECT IT! ➤



> Are you worried about losing your home?

You are not alone! Many homeowners face challenges that affect their ability to make mortgage payments, including:

- A job loss or reduction in income
- Caring for elderly parents or household members with a disability
- A divorce or separation
- A health crisis or high medical bills
- Other sudden life-changing events

> Tips to Avoid a Foreclosure:

- Pay your mortgage on time every month.
- Contact your mortgage company immediately if you are in jeopardy of missing a mortgage payment. Don't avoid mail or phone calls from your mortgage company, either.
- Contact a HUD-approved housing counseling agency for free foreclosure assistance.
- Don't become a victim. Beware of foreclosure scams.
- Know your rights and understand your foreclosure options.

Warning:

In Texas, the foreclosure process can start once your loan is considered delinquent and in default. Missing a single payment can trigger this process.

> Act now to keep your home!

The sooner you contact your mortgage company and a housing counselor, the more likely you are to find a solution to a foreclosure.

1. Contact your mortgage company to learn about options available to you, such as:
 - A repayment plan
 - Loan modification or refinance
 - Short sale
 - Deed in lieu of foreclosure
2. Find a HUD-approved housing counselor in your area to help you work with your mortgage company:
 - Visit www.texasfinancialtoolbox.com or call 1-877-508-4611
 - Visit www.hud.gov or call 1-877-622-8525
 - Visit www.995hope.org or call 1-888-995-HOPE (4673)
3. Follow the guidance of your mortgage company and housing counselor.





Avoid Scams!

Many “rescue” or “mortgage relief” companies claim they can help you, but rarely do. Look for the warning signs:

- They guarantee to save your home.
- They charge upfront fees.
- They tell you NOT to contact your mortgage company, lawyer or housing counselor.
- They offer to fill out paperwork for you or pressure you to sign paperwork you don’t fully understand.
- They ask you to make payments to them instead of your mortgage company.
- They want you to transfer your property to them.

If you suspect a scam, please contact the Texas Attorney General’s Office of Consumer Protection at 1-800-621-0508.

Disclaimer: The intent of this information is simply to assist individuals facing a foreclosure. This information aims to provide basic steps to avoid foreclosure, and the Texas State Affordable Housing Corporation does not assume legal liability or responsibility for the guidance provided. You should consult with an attorney or housing counseling agency for specific advice.

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