

Preparation for Meeting a Housing Counselor

Do the following before meeting with a nonprofit housing counselor:

- Make a copy of your most recent mortgage statement or payment coupon.
- Make a copy of all mortgage documents given to you before and at the closing for your current loan.
- Gather all mail you may have received from your lender about mortgage late-ness, including any letters regarding potential foreclosure actions.
- Write a hardship letter.
What is a hardship letter? A hardship letter is required by most lenders before they will consider offering relief to borrowers. The letter can be handwritten. The letter must include this information:
“I would like to stay in my house.”
“I fell behind on my mortgage as of ____ date.”
“The reason I fell behind is ____.”
“My situation has changed, and I will be able to make my mortgage payment because _____.”
- Prepare a household monthly budget.
- Make a copy of pay stubs for all household earners for the two most recent pay periods, and a copy of your last two months bank statements.

HELP IS JUST A PHONE CALL AWAY!



- Foreclosure Assistance
- Basic human services
- Physical and mental health resources
- Employment support services
- Programs for children, youth and families
- Support for seniors and persons with disabilities

Service is currently available from 8 a.m. to midnight, Monday through Friday, from 8 a.m. to 4 p.m., Saturday and Sunday, excluding holidays.

STATE OF NEVADA
Department of Business & Industry

DIRECTOR'S OFFICE

Southern Nevada Office
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ForeclosureHelp.nv.gov

Mortgage late? Don't lose your home!



WHAT YOU CAN DO TO AVOID FORECLOSURE

NEVADA



Jim Gibbons
Governor

Dianne Cornwall
Director, Dept. of Business & Industry

ForeclosureHelp.nv.gov

If Your Mortgage is Late or Will Be Soon, Don't Wait. Do These Things NOW! Protect Your Family's Home from Foreclosure.

HUD-Approved Housing Counseling Agencies* in Nevada

*Subject to change. Please log on to www.hud.gov for the most updated list of counselors.

Warning Signs

Are you having trouble keeping up with your mortgage payments? Have you received a notice from your lender asking you to contact them? Are you unable to make your mortgage payment?

Tips for Helping You and Your Family Avoid Foreclosure:

Don't ignore the problem.

The further behind you become, the harder it will be to reinstate your loan and the more likely that you will lose your house.

Contact your lender as soon as you realize that you have a problem.

Lenders do not want your house. They have options to help borrowers through difficult financial times.

Open and respond to all mail from your lender.

The first notices you receive will offer good information about foreclosure prevention options that can help you weather financial problems. Later mail may include important notice of pending legal action. Your failure to open the mail will not be an excuse in foreclosure court.

Know your mortgage rights.

Find your loan documents and read them so you know what your lender may do if you can't make your payments. Learn about Nevada's foreclosure laws and time frames in your state by contacting the Nevada Housing Division.

Understand foreclosure prevention options.

Valuable information about foreclosure prevention (also called loss mitigation) options can be found on the internet at www.fha.gov/foreclosure/index.cfm.



Contact a HUD-approved housing counseling agency.

HUD provides free or low-cost housing counselors who can help you understand the law and your options.

Prioritize your spending.

After healthcare, keeping your house should be your first priority. Review your finances and see where you can cut spending in order to make your mortgage payment.

Use your assets.

Do you have assets such as a second car, jewelry or a whole life insurance policy that you can sell for cash to help reinstate your loan? Can anyone in your household get an extra job to bring in additional income? Even if these efforts don't significantly increase your available cash or your income, they demonstrate to your lender that you are willing to make sacrifices to keep your home.

Avoid foreclosure prevention companies.

You don't need to pay fees for foreclosure prevention help (use that money to pay on your mortgage). Many for-profit companies will contact you promising to negotiate with your lender. While these may be legitimate businesses; many charge you hefty fees.

Don't lose your house to foreclosure recovery scams!

If any firm claims they can stop your foreclosure immediately if you sign a document appointing them to act on your behalf, you may well be signing over the title to your property and becoming a renter in your own home! Never sign a legal document without reading and understanding all the terms and getting professional advice from an attorney, a trusted real estate professional, or a HUD approved housing counselor.



Agency	Phone	Jurisdiction
Consumer Credit Counseling Services	800-451-4505	841 E. 2nd. St. Carson City
Nevada Legal Services	702-386-0404	841-A E. 2nd St. Carson City
Consumer Credit Counseling Services	702-364-0344 800-451-4505	2920 N. Green Valley Pkwy., Henderson
ACORN Housing	702-384-3022	953 E. Sahara Ave., #226 Las Vegas
Consumer Credit Counseling Services	702-364-0344 800-451-4505	2650 S. Jones Blvd. Las Vegas
Consumer Credit Counseling Services	702-364-0344 800-451-4505	Nellis Air Force Base, NV
East Las Vegas CDC	702-307-1710	3320 Sunrise Ave., Suite 108, Las Vegas
Housing for Nevada	702-270-0300	285 E. Warm Springs, Suite 106, Las Vegas
Nevada Legal Services	702-386-0404	530 S. 6th St. Las Vegas
Women's Development Center	702-796-7770	4020 Pecos McLeod Las Vegas
NID-HCA of Las Vegas	702-220-6996	3347 Coleman St. North Las Vegas
Consumer Credit Counseling Services	775-337-6363 800-451-4505	3100 Mill St., Ste. 111, Reno
Nevada Legal Services	702-386-0404	204 Marsh Ave., 3rd Floor, Reno
Washoe Co. Dept. of Senior Services	775-328-2592	1155 E. Ninth St., Reno

Other Counseling Agencies

Agency	Phone	Jurisdiction
Nevada Fair Housing	702-731-6095	3380 W. Sahara Ave., Ste. 150, Las Vegas
Clark County Legal Services	800-522-1070	800 South 8th St., Las Vegas