

Identifying Mortgage Foreclosure and Loan Modification Scams

(MakeHomeAffordable.gov)

Signs of Scams:

- Beware of anyone who asks you to pay a fee in exchange for a counseling service or modification of a delinquent loan.
- Scam artists often target homeowners who are struggling to meet their mortgage commitment or anxious to sell their homes. Recognize and avoid common scams.
- Assistance from a HUD-approved housing counselor is FREE.
- Beware of people who pressure you to sign papers immediately, or who try to convince you that they can “save” your home if you sign or transfer over the deed to your house.
- Do not sign over the deed to your property to any organization or individual unless you are working directly with your mortgage company to forgive your debt.
- Never make a mortgage payment to anyone other than your mortgage company without their approval.

The work that provided the basis for this publication was supported by funding under a grant with the U.S. Department of Housing and Urban Development. NWFHA is solely responsible for the accuracy of the statements and interpretations contained in this publication. Such interpretations do not necessarily reflect the views of the Federal Government.



Eastern Washington Fair Lending Awareness Project

A Program of Northwest Fair Housing Alliance

A RESOURCE BROCHURE FOR
EASTERN AND CENTRAL
WASHINGTON

What is Fair Lending?

Fair Lending guarantees the same home buying and lending opportunities to everyone

The Fair Housing Act prohibits discrimination based on the protected classes of race, color, national origin, religion, sex, familial status, or disability in lending, purchasing, selling, brokering, or appraising residential real property.

If you believe you have experienced lending discrimination because of a protected class contact **Northwest Fair Housing Alliance** at:
1-509-325-2665, 1-800-200-3247
or www.nwfairhouse.org

**For Nationwide Foreclosure Assistance:
1-888-995-HOPE**

Eastern Washington Fair
Lending Awareness Project
35 W. Main Ave. Ste. #250
Spokane, WA 99201
www.nwfairhouse.org

Northwest Fair Housing Alliance

NWFHA is a recipient of a HUD Fair Housing Initiative Program EOI grant to educate the public around all issues concerning the Fair Housing Act. We have been in Spokane over 16 years providing the Eastern and Central Washington regions with Fair Housing counseling, education, and advocacy.

Eastern Washington

Fair Lending Awareness Project

is undertaken under a HUD FHIP-EOI grant awarded to NWFHA.

The goals of this project are to:

- Provide Education on Fair Lending
- Provide Education and Outreach on Foreclosure and Lending Topics
- Promote the Home Ownership Preservation Foundation **Help Line:** 1-888-995-HOPE
- Promote the housing resources of the Eastern Washington-**HUD Approved Housing Counseling Agencies.** Housing Counseling Agency services vary and may include:
 - Home Buyer Education
 - Mortgage Delinquency and Default Resolution Counseling
 - Financial Literacy Training
 - Education and outreach on Foreclosure Rescue Scams

Housing Counseling Resources

Nationwide Housing Foreclosure Assistance

Hotline 1-888-995-HOPE

Making Home Affordable.Gov

Eastern WA

HUD Approved Counseling Agencies

Spokane

Spokane Neighborhood Action Partners (509) 456-7106

Money Management International -Spokane (800) 308-2227

ARC of Spokane (509)328-6326

Northeast Washington

Rural Resources Community Action -Colville (509) 685-6179

Okanogan County Community Action (509) 422-4041

Central

OIC of Washington - Moses Lake (509) 765-9206

Chelan/Wenatchee Housing Authority (509) 663-7421

Yakima Valley

Catholic Charities Housing Services -Yakima (509) 853-2800

CCCS of Yakima Valley - Yakima (800) 355-2227

Southeast Washington

Community Action Center of Pullman (509) 334-9147

CCCS of the Tri Cities - Walla Walla (509) 525-2132

CCCS of the TriCities - Kennewick (509) 737-1973

Other Resources:

WA State Housing Finance Commission (206) 287-4449

WA Home Ownership Hotline (877) 894-HOME

HUD- Spokane Field Office (509) 368-3200

WA Dept of Financial Institutions (877) 746-4334

Financial Literacy Resources

• **Contact A HUD Certified Counseling Agency for:**

Home Buyer Education Programs, Financial Literacy, or Money Debt Management Classes; or

• **FDIC** on-line and group program: **Money Smart**

<http://www.fdic.gov/moneysmart>; or

• Chelan-Douglas CAC, Wenatchee - 509-662-6156; or

• Community Frameworks, Spokane - 509-484-6733

Before You See a Counselor- CHECKLIST

- Information about your first mortgage, such as your monthly mortgage statement.
- Information about any second mortgage or home equity line of credit on the house.
- Account balances and minimum monthly payments due on all of your credit cards.
- Account balances and monthly payments on all your other debts such as student loans and car loans.
- Your most recent income tax return.
- Information about your savings and other assets
- Information about the monthly gross (before tax) income of your household, including recent pay stubs if you receive them or documentation of income you receive from other sources.
- It may also be helpful to have: A letter describing any circumstances that caused your income to be reduced or expenses to be increased (job loss, divorce, illness, etc.) if applicable.

Protect Yourself (FDIC)

- Know with whom you are dealing
- Contact reputable non-profit housing or financial counselors
- Know what you're signing
- Get promises in writing
- Make your mortgage payments directly to your lender or mortgage servicer
- Never sign over your deed until you clearly understand what will happen to your rights to your home
- **Report suspicious activity:**
1-888-995-HOPE or
WA State Attorney General: 1-800-551-4636