



AVOIDING FORECLOSURE

Are you having trouble keeping up with your mortgage payments? Have you received a notice from your lender asking you to contact them? Know your mortgage rights and understand your options.

Here are 6 steps you can take to avoid foreclosure:

1. Address the problem

The further behind you become, the more likely that you will lose your house. Contact your lender as soon as you realize that you will have trouble paying your mortgage. They have options to help borrowers through difficult financial times.

2. Know your rights

Read your mortgage loan documents so you know what your lender may do if you can't make your payments. Learn more about the foreclosure laws and timeframes in Louisiana through LHC's foreclosure counseling services by visiting ([add url and link](#)).

3. Review foreclosure prevention options

Valuable information about foreclosure prevention (also called loss mitigation) options can be found online (www.hud.gov/topics/avoiding_foreclosure). Options include paying back the past-due amount over time, loan modification or refinance, or deed in lieu of foreclosure.

4. Contact LHC for a HUD-approved housing counselor.

Housing counselors can help you understand the law and your options, organize your finances and represent you in negotiations with your lender, if you need this assistance. Find a HUD-approved housing counselor by visiting ([add url and link](#)).

5. Focus on Keeping Your House

Review your expenses and determine what you can forgo — such as cable TV, memberships or entertainment — to pay your mortgage.

6. Avoid foreclosure prevention companies and scams

For-profit companies may contact you promising to negotiate with your lender. They will charge you a hefty fee (often two or three month's mortgage payment) for information and services you can obtain for free. You should ONLY work with a HUD-approved housing counselor.

