



MORTGAGE TROUBLE?

DON'T FACE IT ALONE.

Meet the 40,000 who
are here to help.



For some people, buying a home represents building a family and a future. For others, their home represents a culmination of their lives' work. Since 2007, however, millions of homeowners has only represented the burden of foreclosure.

Over the past 5 years, there is an organization that has been working to help people learn that there are alternatives to losing your home to foreclosure. In fact, there are now 40,000 Certified Distressed Property Experts (or CDPEs). During this time, Hundreds of thousands who were in danger of losing their home to foreclosure have found a way to fight back, retain their dignity and protect their future.

Let me help you learn your options!

You actually have many options when it comes to seeking relief from challenging housing payments. When reviewing the following list, think about which alternative may be best for your specific situation.

SHORT SALES

Generally considered one of the most viable alternatives to foreclosure, short sales allow homeowners to minimize financial damage and move on from a burdensome, unaffordable mortgage. In many cases, short sales allow borrowers to qualify for a new mortgage in as little as two years, as opposed to five years or more after a foreclosure.

MORTGAGE MODIFICATION

A mortgage modification involves the reduction of one of the following: the interest rate on the loan, the principal balance of the loan, the term of the loan, or any combination of these.

REINSTATEMENT

A reinstatement is the simplest solution for a foreclosure, but often the most difficult to achieve. The homeowner simply pays the total amount past due (including late fees) to the lender.

DEED IN LIEU OF FORECLOSURE

Also known as a "friendly foreclosure," a deed-in-lieu allows the homeowner to return the property to the lender rather than go through the foreclosure process.

FORBEARANCE

A forbearance, or repayment plan, involves the homeowner negotiating with the mortgage company to allow them to repay back-payments over a period of time.

RENT THE PROPERTY

This option requires the homeowner's ability to rent the house for enough money to cover the monthly mortgage payment.

WHAT DOES "CDPE" MEAN?

As a Certified Distressed Property Expert, I have devoted a significant amount of time to educating myself on all the options that are available to homeowners in danger of losing their home to foreclosure. I have received extensive training to receive this exclusive designation. This training has taught me how to recognize the best option for every homeowner's unique situation as well as how to complete the processes involved in the most efficient way possible.

HOW HOMEOWNERS ARE BEING CRUSHED

A look at the effects of the housing market crash. All numbers are from the end of 2011:

Number of loans that were 30 days late **42,892,629**

Number of loans that were 60 days late **3,314,799**

Percentage of all homes that are upside-down **22.8%**

Average amount that loans are upside-down **\$51,000**

*Source: Calculated Risk and CoreLogic

SERVICEMEMBERS CIVIL RELIEF ACT

If a member of the military experiences financial distress due to deployment—and their debt was entered into prior to deployment—he or she may qualify for relief under the Servicemembers Civil Relief Act.

BANKRUPTCY

Many believe bankruptcy is a “foreclosure solution,” but this is only true in some states and situations. Entering bankruptcy can be a risky and costly process. Be sure to seek the advice of a qualified bankruptcy attorney when pursuing this as an option.

REFINANCE

Refinancing means you will acquire a new loan based on your current credit standing. If you have already missed mortgage payments, your credit score may make it difficult to find a loan with cheaper payments.

Now that you know about the alternatives to foreclosure, you have the power to act! Whether you’re struggling with the mortgage today or are months behind on payments, it’s important to choose an option that best. The fact that you are reading this report is a great start!

HOW I CAN HELP

As a Certified Distressed Property Expert® (CDPE), I have received extensive training to educate you about your options and assist you in avoiding foreclosure. If you choose to pursue a short sale, which is increasingly a strong option for most clients I work with, I can help you navigate through the process.

Short sales have increased in number and popularity since the beginning of the mortgage crisis because they:

- Help homeowners out of properties they can no longer afford with lesser damage to their credit
- Help lenders avoid the major financial losses they would incur in a foreclosure
- Stabilize neighborhood property values because they generally sell for more than a foreclosure would.



CERTIFIED DISTRESSED
PROPERTY EXPERT®

KNOWLEDGE WILL SET YOU FREE

If you want to know more about any of the options listed in this report, know that I can help. As a CDPE, I am a trustworthy source for information and assistance.

Let me help you turn the temperature, and the stress, of unaffordable mortgage payments down. Take advantage of your options and call me today to get started on turning your financial challenge into financial stability.

WHY WOULD A BANK ACCEPT A SHORT SALE?

It can sometimes seem to go against everything we are taught about borrowing money, but in today’s market, banks will gladly go accept a short sale as an alternative to foreclosure. Here are three reasons why:

1. ***In a Short Sale, the bank never owns the home*** – It is often overlooked, but this is one of the major reasons why banks prefer short sales. Having to take back the home and then sell it at auction is a major undertaking that can be expensive. In a Short Sale, there is already someone who wants to buy the home so that hassle is taken care of.
2. ***In a Short Sale, the home is generally in better shape*** – It is a sad fact, but when people are about to lose their home to foreclosure, they will sometimes try to distance themselves emotionally from the home in order to cope. This can lead to the home not being taken care of, which makes it that much harder to sell. In a short sales, the seller is always being proactive and are generally more responsible.
3. ***In a Short Sale, the bank gets more money*** – Ultimately, this is the main reason. Even though the bank is not getting the full amount of the loan, the amount of the average short sale is almost always significantly more than what they can sell a foreclosed home for at auction.

All of these factors combine to make a Short Sale the best solution for the bank.