

Broward Foreclosure Legal Assistance

Legal Aid Service of Broward County • 954-736-2492 • legalaid.org/broward

PRE-FORECLOSURE

What should I do if I am behind on my mortgage payments?

1. Evaluate whether you can afford your payments and if you have equity
2. Contact your lender and seek assistance
3. Contact social service agencies for financial assistance.
4. Seek housing counseling and legal assistance as needed.

FORECLOSURE

What should I do if I have been served with a Foreclosure Complaint?

1. Take action immediately
2. Evaluate whether you can afford your home.
3. Determine whether you have equity in your home.
4. Seek housing counseling and legal assistance as needed.
5. Ensure a timely response to any deadline.
6. Do not fail to appear at hearings.

For more detailed information about foreclosure proceedings and processes, please visit the Housing and Urban Development, the Internal Revenue Service, and the Clerk of Court websites at the links below. To further define your search, you may type "foreclosure" in the keyword search boxes on the Housing and Urban Development (HUD) and the Internal Revenue Service sites.

- Housing and Urban Development (HUD)
- Internal Revenue Service
- Broward County Clerk of Court

WHAT ARE MY OPTIONS?

- Obtain a forbearance agreement, which may help borrowers with short-term financial problems.
- Reinstatement entails paying all past-due payments, costs and fees to bring the account current. Homeowners must decide if they can keep paying the loan for the long haul.
- Obtain a modification of your mortgage, which means working out a new loan.
- Sell the house in a timely manner, pay off the loans and fees, and end the problem.
- A short sale occurs when a lender agrees to take a loss by selling the house for less than the amount owed. Use caution as short sales can injure credit and cause tax issues.
- Declare bankruptcy to gain more time to restructure your debt.
- Use citation and seek assistance from a "rescue" company.
- Allow foreclosure to occur and relocate move when necessary (*the process can take 3 to 10 months to complete*).

THINGS TO REMEMBER

- You are not alone. Foreclosure is much more prevalent than you think.
- Most people facing foreclosure have at least a dozen options.
- Banks and other lending institutions do not want to foreclose.
- If you own the home with your spouse or life partner, tell them immediately.
- Call your lender – the sooner, the better. As soon as you stop making payments, the foreclosure clock starts ticking. The earlier you know your options, the more time you have to pursue those options.
- Condominium associations and Homeowner Associations can foreclose for nonpayment.

To help prevent problems related to foreclosures, it's important for residents who are having trouble keeping up with mortgage payments to take action before it's too late. Anyone facing foreclosure can visit the web sites listed, as well as the City's web site at coralsprings.org and click Foreclosure Help on the right side bar for a list of updated resources and important information. The city also encourages residents to call the Coral Springs Foreclosure Hotline at 954-344-1055 for tips and local resources.

TIPS TO AVOID FORECLOSURE

1. Contact your lender.
2. Open & respond to all mail from your lender.
3. Call a HUD-approved Housing Counseling Agency at 800-569-4287 or TTY 800-877-8339
4. Create a personal budget and review your financial resources.
5. Consider ways to increase your income and reduce your expenses.



Helpful web sites for residents facing foreclosure:

HUD (U.S. Department of Housing and Urban Development) hud.gov/florida.

HUD's mission is to increase homeownership, support community development and increase access to affordable housing free from discrimination.

Federal Housing Administration (a division of HUD) portal.hud.gov

This division offers various programs for homeowners at risk of default and foreclosure refinancing.

Hope Now hopenow.com

Hope Now is an alliance between HUD approved counseling agents, services providers, investors and other mortgage market participants that provides free foreclosure prevention assistance.

Federal Reserve Bank of Atlanta frbatlanta.org.

The Federal Reserve System consists of twelve Reserve Banks located around the country and the Board of Governors in Washington, D.C. Visit their site and click on Community Development and Resources to view their Foreclosure Resource Center.

Neighborhood Works nw.org

This is a national nonprofit organization created by Congress to provide financial support, technical assistance, and training for community-based revitalization efforts.

Legal Aid Services of Broward County legalaid.org/broward

This site provides resources to the disadvantaged of Broward County so as to improve the lifestyle and living conditions of the low income community and encourage self-sufficiency.

Broward County Foreclosure Prevention Program bchafl.org

This Program is designed to preserve the affordable housing stock of Broward County for single-family homeowners who need assistance in the form of a deferred payment loan to pay defaulted mortgages where the homeowner is in default at least thirty (30) days. The property must be owner occupied, and home must meet program qualifications and guidelines. You may also call the Broward County Housing Authority at 954-739-1114 Extension 2304.

Resource Contact Information (check the coralsprings.org/foreclosure for updated contacts)

Local Foreclosure and Housing Counseling Agencies

Broward County Housing Authority	954-739-1114
Neighborhood Housing Services	800-401-7601
New Visions CDC	954-768-0920
Housing Foundation of America	954-923-5001
Hope Human.....	954-342-8470
Acorn Housing Corporation Fort Lauderdale Office.....	954-484-3588
Urban League of Broward County	954-625-2590

Other HUD approved agencies

hud.gov/offices/hsg/sfh/hcc/hcs.cfm

Other Resources

(check coralsprings.org for additional resources)

Northwest Coral Springs Family Success Center	954-761-2121
Broward County Property Appraisers	954-357-7542
Florida Department of Financial Services	954-321-2900
Florida Department of Business & Professional Regulation Florida's Condominium Ombudsman	850-922-7671
HOPE NOW (Federal Non-Profit Program providing foreclosure assistance)... 888-995-HOPE(4673)	
Legal Aid Service of Broward County	954-736-2492
fpl.com/community/crisis_assistance.shtml FPL Care To Share® Program Community Action Agency	954-497-1350
U.S. Department of HUD FHA Resource Center	800-225-5342
Workforce One Broward County Office, providing employment assistance.....	954-967-1010
FHA Federal Housing Administration	800-225-5342

Foreclosure Prevention Guide



Information courtesy of the

CITY OF
CORAL SPRINGS
FLORIDA