

# BROWARD FORECLOSURE LEGAL ASSISTANCE

## 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 their 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.

## 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 loan 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 caution** 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.

## Who Can Help?

Family Success of Broward County	Provides social services including financial assistance	Pompano: 954-786-2121 Coral Springs: 954-761-2121 Lauderdale Lakes: 954-497-1340
Florida Department of Children & Families	Emergency Financial Assistance	1-877-891-6445
Broward County Housing Authority	Housing Counseling	954-739-1114
Lawyer Referral Service Broward County Bar Association	Provides private attorney referrals	954-764-8310
Florida Lawyers Saving Homes (FLASH)	Free Pre-Foreclosure Legal Assistance	1-866-607-2187
Legal Aid Service of Broward County, Inc.	Provides free civil legal services (based on income) for individuals in foreclosure	954-736-2492
Coast to Coast Legal Aid of South Florida	Provides free civil legal services (based on income) to adults aged 60 or over who are in foreclosure	954-736-2400

## 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.
- Condo associations and home owners associations can foreclose for nonpayment.

