



Beware of Foreclosure Rescue Scams

You don't have to pay to get loan modification assistance for a delinquent loan or to receive mortgage counseling services. **HELP IS FREE!** Call the **Department of Housing and Community Development at (202) 442-7200** or visit www.dhcd.dc.gov for a list of trained foreclosure prevention counselors who can help you understand the foreclosure process and the options that may be available to you.

Tips to Avoid Foreclosure Rescue Scams —

- Contact your mortgage servicer as soon as you have trouble making payments. You may be able to negotiate a new payment schedule.
- Contact a HUD-approved housing counselor for assistance if you are receiving letters threatening foreclosure.
- Be wary of any claim to stop foreclosure for a fee. Do not make a down-payment upfront, and ask for written information before you make a financial decision. Many scam artists make lofty verbal promises but never put them in writing.
- Never make your mortgage payments to anyone other than your mortgage servicer. If you can't pay, contact your servicer immediately to work out payment arrangements.
- Never sign away ownership of your home without consulting a lawyer. Be suspicious of offers to "lease back" your home and beware of any home-sale contract in which you are not formally released from liability for your mortgage.
- Don't sign anything with blank lines or spaces, as information could be added later without your knowledge and consent.

BEWARE OF FORECLOSURE RESCUE SCAMS! Loan modification scammers can take your money and your home if you're not cautious and well-informed. If you feel you have been the victim of a scam or a predatory practice, report this to the Department of Insurance, Securities, and Banking at (202) 727-8000.

More foreclosure prevention information and resources are available.
Contact DHCD for assistance today.



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visit www.dhcd.dc.gov