



# 7 OPTIONS TO STOP A FORECLOSURE

Loan Modification	<ul style="list-style-type: none"><li>*Need to make 2x mortgage payment in income per month (must show proof of income, proof of employment)</li><li>*Must be current on all taxes</li><li>*Cannot have filled for a loan modification more than 2x this year</li></ul>
Loan Refinance	<ul style="list-style-type: none"><li>*Must be in good standing with good credit to be approved</li><li>*Home must be in good financeable condition</li></ul>
Bridge Loan or Private Loan	<ul style="list-style-type: none"><li>*Must be in good standing with cash reserves</li><li>*Must demonstrate ability and plan to repay loan</li><li>*Potentially high interest rates with right to foreclose if defaulted</li></ul>
Listing for Sale	<ul style="list-style-type: none"><li>*Potentially lengthy listing process</li><li>*Home needs to be in good financeable condition</li><li>*Potential for sale to fall through if buyer backs out</li></ul>
Short Sale	<ul style="list-style-type: none"><li>*Homeowner walks away with NO MONEY because they are upside down on the property</li><li>*Some homeowners may qualify for relocation funds (average of \$2500) as long as they occupy the property. These funds are subject to bank approval</li></ul>
Cash Sale to Investor	<ul style="list-style-type: none"><li>*Investors may be able to help with moving expenses</li><li>*Investors buy "As Is" pay closing costs and fees.</li><li>*Investors can help seller find next home through referrals</li></ul>
Creative Finance	<p>*This is an option for homeowners with little equity and believe short sale or losing the property to the bank is their only option. In some situations, we can catch up missed payments, reinstate the mortgage, and give the homeowner cash to walk away and start a new chapter. This stops the homeowner from having an executed foreclosure on their credit history.</p>