



**STATE OF COLORADO
OFFICE OF THE ATTORNEY GENERAL**

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AVOID FORECLOSURE and LOAN-MOD SCAMS
What to do when you can no longer afford your mortgage

A home mortgage is a debt secured by your home. If you don't make payments on your mortgage, the lender can foreclose.

If this happens, you could lose your home.

There are FREE resources you can use to save your home.

If you are in foreclosure or are even behind on your payments, you have many **FREE** resources available to help you save your home. Here are some of your options:

CONTACT THE COLORADO FORECLOSURE HOTLINE 1-877-HOPE (4673)
Free help is only a phone call away

- The Colorado Foreclosure Hotline is a **FREE** service that is staffed by nonprofit HUD-approved housing counselors. These counselors know how to talk to lenders about restructuring your loan. They can advise you about options that are available for saving your home and even can negotiate for you with your lender.
- Borrowers who contact the HOTLINE generally get good results. Four out of five borrowers who have a meeting with a nonprofit HUD-approved housing counselor stand a good chance of saving their homes.
It doesn't cost a thing.
- Under Colorado law you may also be able to stop your foreclosure temporarily while you are working with a nonprofit HUD-approved counselor.

CONTACT YOUR LENDER AS SOON AS POSSIBLE

- All lenders have workout options that may allow you to restructure your loan.
- You do not need to be in foreclosure to get help. Lenders have programs to help people who are struggling to make their payments but may not be in foreclosure.

DON'T IGNORE YOUR MAIL

- Many important notices about the foreclosure process and your sale date are sent through the mail. You need to make sure you know about these deadlines.
- **Under Colorado law** your lender must also give you some useful information about how to contact the Colorado Foreclosure Hotline or the lender's own loan modification department.
Using these **FREE RESOURCES** may help you save your home.

Beware of Foreclosure Rescue and Loan Mod Scams

- BEWARE of anyone who charges an upfront fee for getting you a loan modification or stopping your foreclosure.
Under Colorado law it is illegal to collect these upfront fees.
- BEWARE of anyone who says that they can "save" your home from foreclosure. These people generally are trying to take title to your home.
Under Colorado law it is illegal for them to get a lien or take title to your home without complying with several statutory requirements.
- NEVER pay upfront fees for foreclosure "rescue" or "loan mod" services. This money can better be spent catching up on your mortgage or paying other bills.
FREE services are available through nonprofit HUD approved housing counselors.
- **CHECK** BBB reports on any foreclosure rescue or loan mod firm.

Call the Colorado Foreclosure Hotline at (877) 601 – HOPE

If you feel that you have been ripped off by a foreclosure rescue firm or loan-modification company file a complaint with the Colorado Attorney General's Office by visiting www.coloradoattorneygeneral.gov or calling 1-800-222-4444.