



FORECLOSURE AND LOAN MODIFICATION ADVISORY

– PLEASE READ CAREFULLY –



December 21, 2010


Public records show that a *Notice of Default* was recently sent to you due to non-payment of a mortgage secured by your home. You will likely be contacted with offers to “rescue” your house from foreclosure and “save” your credit. These offers may not be in your best interest and they may be *deceptive, fraudulent or illegal*. You should be especially vigilant of people who seek money by cash, check or credit card from you in advance of performing services, such as a loan modification, on your behalf. Only your actual lender may agree to a loan modification after you apply for one directly to that lender. Promises or guarantees of loan modifications from anyone else should be viewed as highly suspicious. Be very wary of signing documents regarding these services. Once a Notice of Default has been recorded, it is illegal for anyone who meets the definition of a “foreclosure consultant,” including licensed agents and brokers, to collect fees in advance of performing these services for people who live in their own homes. (Civil Code § 2945.1).

You should talk with your lender *directly* about alternatives to foreclosure, including loan modification and new government sponsored refinancing programs. *Free resources* are available to help you avoid foreclosure, as listed below.

- Department of Housing and Urban Development (HUD) Guide to Avoiding Foreclosure
www.hud.gov/foreclosure/index.cfm or <http://espanol.hud.gov/foreclosure/index.cfm?&lang=es>
- Information about the federal Government’s programs to prevent foreclosure
www.makinghomeaffordable.gov/
- Homeowner’s HOPE Hotline
888-995-HOPE (4673) 24 hours/day; multiple languages or www.995hope.org
- State of California Consumer Home Mortgage Information
www.yourhome.ca.gov/ or www.sucasa.ca.gov/ [Spanish-language version]
- Cabrillo Economic Development Corporation of Ventura County (non-profit)
805-659-3791 or www.cabrilloedc.org
- Surepath Financial Solutions (formerly Consumer Credit Counseling Service; non-profit)
800-540-2227 or www.surepath.org

If you may be a victim of a real estate-related crime, contact the Office of the District Attorney at (805) 662-1750 to request a complaint form. Remember, if it sounds too good to be true, it probably is!

Very truly yours,


GREGORY D. TOTTEN
District Attorney


MARK A. LUNN
County Clerk and Recorder