

GET INFORMED!

KNOW YOUR RIGHTS!

**PROTECT
YOUR PROPERTY
AND ASSETS!!!**

**Help is a phone call away!
1-800-660-6920**

Ext. 330

**Don't be fooled by a
mortgage foreclosure
rescue scam – or a loan
modification scam.**

**You can find specific
guidance on how to
avoid and report
mortgage rescue scams
with us!**

CALL LIHS TODAY!

**“Our mission is the
elimination of unlawful housing
discrimination and promotion of
decent and affordable housing through
advocacy and education.”**

Don't become the victim of a “mortgage scam operation.” Learn about common scams and steps you can take to protect yourself.

Many homeowners desperate to save their homes from foreclosure have paid thousands of dollars to companies and individuals who promised to help save their homes and avoid foreclosure with either a loan modification or with a mortgage rescue plan.

Unfortunately, many of these have been SCAM operators taking money, but not providing any help, only getting the homeowner in more debt!

**Long Island Housing Services (LIHS)
is here to help you maintain your
housing, not to take your money!**



Copyright © 2015 Long Island Housing Services, Inc.



**LONG ISLAND HOUSING
SERVICES INC.**

**640 Johnson Avenue
Suite 8
Bohemia, NY 11716**

1800-660-6920 Ext. 330

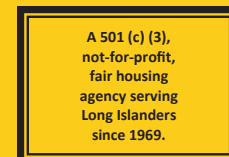
Or visit us on the web at



www.LIFairHousing.org



ny.give.org





Avoid any business that engages in any of the following practices:

- Guarantees to stop the foreclosure process no matter what your circumstances
- Instructs you not to contact your lender
- Collects a fee before providing you with any services (Only licensed NY attorneys can collect an upfront fee)
- Accepts payment only by cash, cashier's check or wire transfer
- Encourages you to lease your home so you can buy it back over time
- Tells you to make your mortgage payments directly to it, rather than your lender
- Tells you to transfer your property deed or title to it
- Offers to buy your house for cash at a fixed price that is not set by the housing market at the time of sale
- Offers to fill out paperwork for you
- Pressures you to sign paperwork you haven't had a chance to read thoroughly or that you don't understand

**IF YOU HAVE PAID MONEY TO A RESCUE SCAM OPERATION REPORT THEM TO LIHS!
1-800-660-6920 Ext. 330**

Foreclosure rescue firms use a variety of tactics to find homeowners in distress, according to the Federal Trade Commission (FTC).

Some sort through public foreclosure notices in newspapers and on the Internet or through public files at local government offices. Then they send personalized letters to homeowners.

Others put ads on the Internet, on television, or in the newspaper; posters on telephone poles, median strips, and at bus stops; or flyers or business cards at your front door.

Their messages are varied but are simple, like: "We guarantee to stop your foreclosure." "We Can Save Your Home. Free Consultation", "We stop foreclosures every day. Our team of professionals can stop yours this week!"

The **Federal Trade Commission (FTC)** has banned companies in all states from charging upfront fees for the modification of a client's mortgage. This law went into effect January 31, 2011. In addition, any company that charges a client to modify their mortgage must present to the client a written modification proposal from the client's lender prior to collecting a payment from the client. However, this law does not apply to licensed attorneys.

"You don't have to pay any money until the company delivers the results you want."

It's illegal for a company not providing legal services to charge you a penny until:

*It's given you a written offer for a loan modification or other relief from your lender; and

*You accept the offer. The company also must give you a document from your lender showing the changes to your loan if you decide to accept your lender's offer. And the company must clearly tell you the total fee it will charge you for its services.



Companies must disclose key information. The Rule requires companies to spell out important information in their advertisements and telemarketing calls, including that:

They're not associated with the government, and their services have not been approved by the government or your lender;

Your lender may not agree to change your loan;

If a company tells you to stop paying your mortgage, it also has to warn you that doing so could result in your losing your home and damaging your credit.

Companies can't tell you to stop talking to your lender. You should always feel free to contact your lender directly to see whether they can offer you additional options. Companies that tell you otherwise are breaking the law.

If a company doesn't follow these rules, it could be trying to scam you.