



THE SAINT JOSEPH PROJECT exists to support the parish's ministry to those in need with respect to housing issues. St. Joseph Project will work continuously to raise funds in support of its mission. Mission Statement

The following information may help homeowners who face a possible foreclosure and/or a short sale on their residence.

This information cannot replace qualified professional advice, but as a starting point, it may help a homeowner to research some available information that should then, be validated or modified by that homeowner's situation, the mortgage bank, and a qualified attorney.

Homeowners, did you know that there are various loan modification and mortgage loan forbearance programs available to you--if you ask?

Suggested approach

1). Research available resources. Go to:

- MakingHomeAffordable.gov (*official U.S. government website*)
- You can use Google to find certain loan modification programs. For example:
 - Wells Fargo home loan modification programs
 - Chase home loan modification programs
 - Citimortgage home loan modification programs
- And perhaps your bank's home loan modification website (should your bank have one available.)

There are a number of sites that will be listed when you "Google", looking for home loan modification programs. If your intention is to go to a specific bank site, be sure that you go directly to that site.

Further, there are entities that advertise, via mail or email, "government-backed home modification programs" or "federal loan modification". You need to be aware that though those communications could be legitimate, they instead, could be scams.

Collect the pertinent information from these sites; print out what you can and then, read and digest the information.

2.) Make an initial contact with your lender. Consider calling your mortgage bank.

It is acceptable to call anonymously (i.e., without giving your name, address, or other information you are not ready to provide). You can ask the questions and record the answers that are important to you. You should record names and numbers, the information you obtain, and the date of the call. Don't forget to ask questions about options for Home Loan Modification; the forbearance period; and any other waiting periods related to the timing required before one can expect to be officially granted a Home Loan Modification.

When you call, you can give an estimate of your mortgage balance. You will likely be asked if you have any other liens/debt on your house such as home equity lines or a second mortgage. They may ask for your address. Again, you do not have to give your name and address to the bank to get answers to generic questions. You should let the bank know that your home is in Connecticut, as there may be differences state to state for loan modifications guidelines/laws.

3.) Obtain professional assistance. When you are satisfied with the information you have gained, or sooner, if you are in what seems to be an emergency situation, discuss the situation with an attorney and/or accountant (if necessary). Then, call the bank(s) that holds your mortgage(s) and ask for assistance.

4.) Call your bank and ask for assistance. The bank representative will likely ask for certain information over the phone.

BE AWARE: if you decide to provide information over the phone, your input is very likely to be recorded and retained in the bank's computer system. This information must be consistent with the information that you will later provide on the forms/documents the lender will ask you to submit. Comparisons are often made to validate consistency in your communications with the lender. It is therefore prudent, before making this initial phone call, to gather your tax returns, pay stubs, credit card bills, etc., and to be prepared to answer questions about your current mortgage; your home expenses; last year and possibly previous year's income; credit card debts, etc.

If there is any doubt in your mind regarding an answer to a question, be certain to acknowledge that, and tell the bank representative, " I am not sure. I will have to double check and get back to you on that." Write down the representative's phone number and extension and make the committed follow-up call when you have the accurate information available.

Finally, there is a possibility that any of the home loan modification programs or the processes required to obtain such mortgage modifications, may also involve your credit rating and the reporting to be affected. You should specifically ask each of the banks with which you communicate to speak with you regarding this.

When you and the bank representative have answered each others questions, you will likely be asked to complete forms that will be sent to you by mail.

The good news is that there are many programs, some of which might be a good fit for you. For example, you might be put on a temporary or trial program for a period of several months (usually called a *forbearance* period), while the bank is processing your information and evaluating your situation and your mortgage, for a loan modification. Mortgage rates can potentially be dropped very low, and your mortgage payment may be cut substantially, depending on the information you provide and your situation.

During that period, there may be some flexibility, but key to such flexibility would be the necessity of good communications. For example, if you call the bank and communicate a problem before your due date, there is a possibility that the bank will be willing to make further adjustments or modifications for you.

5.) Don't get discouraged. Pray and keep the faith. You may be asked to go through the process more than once. Banks have to follow governmental guidelines, and asking for tax returns in between waiting and trial periods may be part of the government requirements.

In Summary:

- Research available resources.
- Make an initial contact with your lender.
- Obtain professional assistance.
- Call your bank and ask for assistance.
- Don't get discouraged. Pray and keep the faith.

The above information can be found on the St. Rose web site (www.strosechurch.com) by clicking on St. Joseph Project: Periodically, we will publish reminders in the Bulletin and, as we become aware of more current data, we plan to update this information. Saint Joseph, pray for us!

"For I know the plans I have for you," says the Lord. "They are plans for good and not for disaster, to give you a future and a hope." Jeremiah 29:11