



## FORECLOSURE AND LOAN MODIFICATION ADVISORY



### - PLEASE READ CAREFULLY -

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 in the near future 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 payment from you in advance of performing services, such as a loan modification, on your behalf. Only your actual lender can 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. *Free resources* are available to help you avoid foreclosure, as listed below.

- Department of Housing and Urban Development (HUD) <https://www.hud.gov/resources>
- Homeowner's HOPE Hotline (888) 995-HOPE (4673) 24 hours/day or <https://995hope.org/>
- California Mortgage Relief <https://camortgagerelief.org/>
- Cabrillo Economic Development Corporation of Ventura County (non-profit) (805) 659-3791 or [Welcome to Cabrillo Economic Development Corporation - www.cabrilloedc.org](http://www.cabrilloedc.org)
- Money Management International (formerly Surepath Financial Solutions; non-profit) (800) 308-2227 or <https://www.moneymanagement.org/foreclosure-prevention>

If you think you are a victim of real estate fraud, contact the District Attorney's Office Real Estate Fraud Unit at (805) 662-1750 to request a complaint form. Remember, if it sounds too good to be true, it probably is!

Sincerely

ERIK NASARENKO  
DISTRICT ATTORNEY

MICHELLE ASCENCION  
COUNTY CLERK & RECORDER