

OPTIONS TO BORROWERS FOR FORECLOSURE AVOIDANCE

If you are unable to afford your mortgage payments and are facing foreclosure of your home, there may be options available to you to avoid foreclosure. Call **Safe America Credit Union** today to discuss the following Foreclosure Prevention Alternative (“FPA”) options that *may* be available to you:

- 1) Lender Approved Loan modification, including interest rate and/or payment reduction;
- 2) Refinance;
- 3) Short sale.

(Safe America Credit Union reserves the right, in its sole and absolute discretion to allow or disallow any of the foregoing Foreclosure Prevention Alternatives “FPA” options)

STEPS TO TAKE FOR Safe America Credit Union TO CONSIDER YOUR REQUEST FOR ALTERNATIVES TO FORELCOSURE:

First Step: Gather Documents

What documents do I need before contacting Safe America Credit Union?

Before calling Safe America Credit Union to discuss the FPA options that may be available to you in order to avoid foreclosure, you should collect and be prepared to present to a representative of Safe America Credit Union the following documents (**Note:** providing as many of the following documents as possible will expedite Safe America Credit Union’s response):

- 1) Filed Personal Tax Returns - two most recent years
- 2) Income verification (i.e., most recent paystub; benefit statements from social security, disability, unemployment, retirement, or public assistance; tax returns for self-employed borrowers);
- 3) Three month history of bank account statements (savings accounts, checking accounts, money market accounts, individual retirement accounts, other savings plans, if applicable)
- 4) A documented personal statement regarding the reasons for your inability to pay your mortgage (i.e., loss of job or other financial hardship, if applicable);
- 5) Evidence of the payment status of any senior lien holders on the property (if applicable);
- 6) Evidence of current insurance on the property securing your loan;
- 7) Evidence of the payment status of the taxes on the property securing your loan;
- 8) Any recent valuations of the property securing your loan if available (i.e., recent appraisal or current listing agreements for sale of the property);
- 9) Any offers for purchase of the property (if applicable).

Next Step: Call Us!

Call us today at **1-800-972-0999 (Extension # 294- Account Services)** and have your documents ready to present to a Safe America Credit Union representative. Safe America Credit Union will work with you to discuss your financial situation and explore options that *may* be available to you in order to avoid foreclosure of your home. The approval by Safe America Credit Union of any FPA is on a case by case basis and must be evidenced by a written approval of Safe America Credit Union, signed by an authorized representative of Safe America Credit Union. Merely calling Safe America Credit Union or its agents to discuss a possible FPA does not mean that you will be approved.

AVAILABILITY OF HUD COUNSELING

Please note: The United States Department of Housing and Urban Development (“HUD”) has designated HUD-certified counseling agencies that may be able to assist you. To find a HUD-certified housing counseling agency near you, call **(800) 569-4287** or **TTY/TDD (800) 877-8339**. If the HUD number is not working or is inoperable, you may want to try contacting the **Homeowners Hope Hotline at (888) 995-HOPE (4673)** to ask for assistance. You may find other useful consumer information on foreclosure alternatives on the HUD website at: <http://www.hud.gov>.

This notice is provided in accordance with California Civ. Code, §2923.5(e)(5). Please be advised that Safe America Credit Union reserves the right to accept or deny any request for foreclosure avoidance in its sole and absolute discretion. The approval of Safe America Credit Union of any FPA is on a case by case basis and must be evidenced by a written approval of Safe America Credit Union, signed by an authorized representative of Safe America Credit Union and merely calling Safe America Credit Union to discuss a possible FPA does not mean that you will be approved.