



Beware of Home Foreclosure Scams



Many homeowners in DC and Maryland are losing their homes due to mortgage fraud. Take action to protect your home by contacting a HUD-certified housing counselor and your lender immediately.

MAKE SURE YOUR COUNSELOR IS HUD-APPROVED.

If you are looking for help to save your home from foreclosure, be sure your counseling agency is on the HUD list of approved agencies. Visit www.hud.gov/offices/hsg/sfh/hcc/fc/ for a list by state.

DON'T PAY AN ARM AND A LEG.

Most HUD-approved housing counselors will help you for FREE. Others offer services for a low fee (under \$100). Do not pay money to anyone unless you know exactly what services you will receive.

YOUR PAYMENTS SHOULD GO DIRECTLY TO YOUR LENDER OR SERVICER.

Do not trust anyone else to pay your mortgage for you.

BEWARE OF "GUARANTEES."

A counselor cannot guarantee to stop the foreclosure process, no matter what your circumstances. If you sign a written agreement with your lender, make sure you have copies of all documents.

KNOW WHAT YOU ARE SIGNING—AND BE SURE YOU SIGN IT.

Don't let anyone pressure you to sign paperwork you haven't read through carefully. Never sign documents with blank spaces that can be filled in or documents with incorrect information even if someone promises to fix it later.

NEVER SIGN OVER OWNERSHIP OF YOUR HOME TO SOMEONE ELSE.

Many foreclosure scams try to trick you into signing over ownership of your house "temporarily" as a way to help you.

IF IT SOUNDS TOO GOOD TO BE TRUE — IT PROBABLY IS.

If you feel you may be the target or victim of foreclosure fraud, get help.



To Get Help or Report Fraud

IN MARYLAND

- **TO SPEAK TO A HOUSING COUNSELOR**

Maryland Dept. of Housing and Community Development
HOPE Hotline 1.877.462.7555
www.mdhope.org

- **TO REPORT FRAUD**

Maryland Dept of Labor, Licensing and Regulation
Office of the Commissioner of Financial Regulation 1.888.784.0136

IN THE DISTRICT OF COLUMBIA

- **TO SPEAK TO A HOUSING COUNSELOR**

Housing Counseling Services, Inc. 202.667.7006

- **TO REPORT FRAUD**

Department of Insurance, Securities and Banking 202.442.7849
www.disb.dc.gov

- **TO FIND A HOUSING COUNSELOR NEAR YOU**

District of Columbia Department of Housing and
Community Development
www.dhcd.dc.gov

IN OTHER AREAS

- **TO SPEAK TO A HOUSING COUNSELOR**

National Homeownership Preservation Foundation
1.888.995.4673 or email counseling@995hope.org
www.995hope.org
www.makinghomeaffordable.gov

- **FOR GENERAL INFORMATION, VISIT**

The Federal Reserve Bank of Richmond's Foreclosure Resource Center
www.richmondfed.org/community_development/foreclosure_resource_center/

Sources: Approved by the U.S. Department of Housing and Urban Development



THE FEDERAL RESERVE BANK OF RICHMOND

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www.richmondfed.org