

THE ONLY WAY TO STOP
MORTGAGE SCAMMERS
IS TO REPORT THEM.

1-407-841-7777
EXT. 2117 OR 2106

**COMMUNITY LEGAL
SERVICES OF MID-FLORIDA**

This brochure is a publication of CLSMF's Fair Lending /Mortgage Rescue Project, made possible by a Fair Housing Initiative Program grant from the US Department of HUD. The information in this brochure is for general education only and is not intended to be used to solve individual problems, nor should it replace the advice of an attorney. The law which supports conclusions contained here in is subject to change.

The mission of CLSMF is to provide access to justice through high quality legal assistance to low income people.



Community Legal Services of Mid-Florida Offices:

*BREVARD: 1-866-469-7444

CITRUS & SUMTER

106 N. Osceola Ave., Inverness, FL 34450

(352) 726-6592 — CITRUS

1-800-984-2918— SUMTER

FLAGLER: 1-800-405-1417

HERNANDO: 1-866-801-5566

LAKE— (352) 343-6351

226 West Main St., Tavares, FL 32778

MARION— (352) 629-6257

2300 SE 17th St. Suite 201

Ocala, FL 34471

*ORANGE — (407) 841-7777

122 E. Colonial Dr, Ste 200 Orlando, FL
32801

OSCEOLA — (407) 933-1791

800 North Main St., Kissimmee, FL 34744

PUTNAM: (386) 385-0928

216 S. 6th Street, Palatka, FL 32177

*SEMINOLE: (407) 322-6673

VOLUSIA — (386) 258-5600

128 Orange Ave., Suite 100,
Daytona Beach, FL 32114

Client toll-free number: 1-800-363-2357

Community Legal Services of Mid-Florida

**IF THEY ASK YOU TO
PAY A FEE UPFRONT TO
MODIFY A MORTGAGE,
RUN. RUN FAST.**



Mortgage Rescue Scam Prevention



Fair Lending Project
122 E. Colonial Drive,
Suite 200
Orlando, Florida 32801
p. 407.841.7777
f. 407.246.1661
www.clsmf.org

Common Mortgage Rescue Scams

Equity Stripping

Investors sometimes take properties from foreclosed homeowners in exchange for allowing the homeowner to stay in the property as a tenant. Because of the complexity of the transaction and false assurances given by rescue scammers, victims are often unaware that they are giving away their property and their equity. Do not sign the deed to your home over to a mortgage rescue company unless you are sure that you want to give up ownership of the home!



Bogus Counseling

Some groups calling themselves “counseling agencies” may approach you and offer to stop the foreclosure for a large fee. These could well be services you could do for yourself or available for free, such as:

- Refinancing your mortgage
- Negotiating a payment plan
- Requesting a forbearance
- Filing an insurance claim
- Entering a reverse mortgage
- Selling a home

Under new rules, mortgage relief companies may not collect any fees until they have provided consumers with a written offer from their lender or servicers that the consumer decides is acceptable, and a written document from the lender or servicer describing the key changes to the mortgage that would result if you accept

the offer. A list of free HUD-approved housing counseling agencies is available at www.hopenow.com or by calling 888-995-HOPE.

Bogus Attorneys

A non-lawyer cannot help you with your legal problem. Only a licensed member of The Florida Bar can give you legal advice. If someone else helps you with your legal problem, they may be prosecuted for the unlicensed practice of law and your case may be affected. Attorneys may be exempt from the advance fee ban outlined above if they are following state law and if they place the fee in a client trust account.

Fair Lending Project

Our mission is to create equal opportunity in lending for all persons through education, investigation and enforcement. CLSMF provides a full range of fair lending services in Orange and Osceola Counties including:

- Community education presentations which explain the rights and responsibilities of renters and home buyers under fair lending laws;
- Investigations of discriminatory lending practices;
- Assistance with processing fair lending complaints; and
- Referrals of discrimination cases to attorneys for legal representation.

What To Do If You're A Victim

- Keep a written record of all attempted and actual contacts and conversations with the lender, real estate agent, mortgage broker, appraiser, loan servicer or title company.
- Keep all documents, including loan applications, letters of denial and other related materials.

Contact us at **407.841.7777 x 2117** OR

Florida Commission on Human Relations ° 800.342.8170
www.fchrinfo@fchr.myflorida.com ° www.fchr.state.fl.us

HUDs Fair Housing Enforcement Center ° 800.440.8091
Www.hud.gov/offices/ftheo ° fhwebmanager@hud.gov

FACING FORECLOSURE?

Foreclosure signs and notices cause fear in people facing the loss of their homes. But there are other signs more dangerous than a “Foreclosed home for sale” sign.

These signs are foreclosure rescue signs. If you are in foreclosure, expect to be bombarded by calls and mail from Realtors, Mortgage Companies, Attorneys and

RESCUE SCAMMERS!

