



Help for Lake County Homeowners

As our nation faces difficult economic times, we understand that many families are facing new and increasing financial challenges – making mortgage, tax and rent payments, controlling credit card debt, balancing decreased health benefits with shortened work hours, and more.

While no special programs currently exist to assist specifically with property taxes, there are several other types of assistance programs home owners can explore that might be able to help free up financial resources so taxes can be paid on time ultimately avoiding foreclosure.

STEP 1: Call your lender

If you have an FHA or VA mortgage, and are having trouble making payments, contact your mortgage servicing lender directly. You can find their contact information on your mortgage statement or coupon book.

STEP 2: Make your home more affordable

Explore two new programs under President Obama's Financial Stability program:

www.makinghomeaffordable.gov

Refinancing - Many homeowners pay their mortgages on time but are not able to refinance to take advantage of today's lower mortgage rates perhaps due to a decrease in the value of their home.

Modification - Many homeowners are struggling to make their monthly mortgage payments perhaps because their interest rate has increased or they have less income.

CAUTION: Due to the overwhelming interest in this plan, homeowners are increasingly becoming the target of scammers trying to take advantage of families with false promises and steep fees to provide foreclosure assistance. Call for a list of HUD-approved housing counseling agencies:

800-569-4287

Need urgent help? Contact the Homeowner's HOPE™ Hotline: **(888) 995-HOPE**

STEP 3: Seek legal assistance

You may need to consider taking legal action like filing for bankruptcy or to avoid foreclosure.

For legal assistance, contact: **Prairie State Legal Services (847) 662-6925**

STEP 4: Explore social services

There are a wide variety of social service programs to assist individuals and families in times of need. For a wide range of housing and emergency assistance programs, contact **Catholic**

Charities: 847-782-4000.