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Foreclosure Prevention Resources

HOPE Hotline: Find a Housing Counselor

Homeowners who are behind on their mortgage payment can call the HOPE HOTLINE at 1.888.995.HOPE(4673) or contact one of the many HUD-certified housing counseling agencies throughout the state by visiting <http://www.hud.gov/offices/hsg/sfh/hcc/hccprof14.cfm> or <http://www.findaforeclosurecounselor.org>.

Chicago residents may call 311 to be connected to a local housing counseling agency. To learn more about the Hope Hotline visit <http://www.995hope.org>.

Making Home Affordable

This is the federal government website for consumers seeking information about the Making Home Affordable loan modification and refinancing program. The website includes information about program eligibility, how to determine if your loan is owned or guaranteed by Fannie Mae and Freddie Mac, how to find a HUD-certified housing counseling agency and other resources. Go to <http://makinghomeaffordable.gov>.

Hardest Hit Funds

The Illinois Housing Development Authority (IHDA) has partnered with the U.S. Department of Treasury to offer temporary mortgage payment assistance to households that are struggling with income loss due to unemployment or underemployment, but are working to regain sufficient income to keep their home. Borrowers may be currently experiencing an income loss or experienced one in the past that caused them to get behind on their mortgage payments. Their website is <https://www.illinoishardesthit.org>.

Circuit Court of Cook County Mortgage Foreclosure Mediation Program

Homeowners who have received a summons to appear in court will have access to housing counseling and legal assistance at no charge. With the support and information provided through the mediation program, homeowners in foreclosure will be able to explore their options to either stay in their homes or negotiate a respectable exit. To schedule a free meeting with a housing counselor call the toll-free help line at 877.895.2444 or use the online appointment request form at <http://cookcountyforeclosurehelp.org>.

Homeowners' Referral Helpline

Illinois Attorney General Lisa Madigan's homeowners' referral helpline offers guidance on avoiding mortgage foreclosures. Call the office nearest to you at 1.800.386.5438 (Chicago), 1.800.243.0618 (Springfield), or 1.800.243.0607 (Carbondale).

To download a copy of the Attorney General's Mortgage Lending Guide visit http://www.illinoisattorneygeneral.gov/consumers/mor_lend_guide.pdf.

Mortgage Information and Fraud Hotline

Homeowners who believe they may have been the victims of deceitful or fraudulent lending practices can get in touch with state mortgage fraud investigators by calling 1.800.532.8785

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or the Illinois Department of Financial and Professional Regulation at 1.877.793.3470 to file a complaint.

Finally Home Program

The Illinois Treasurer's Finally Home Program helps Illinois residents purchase or refinance a home if they have difficulty qualifying for a mortgage. This provides an alternative to predatory loans that can lead to foreclosure. More information is available at <http://www.treasurer.il.gov/programs/finally-home/finally-home.aspx>.

Additional Resources

Read tips for avoiding foreclosure:

<http://www.hud.gov/foreclosure/index.cfm>

http://www.freddiemac.com/corporate/buyown/english/avoiding_foreclosure/

<http://www.illinoislegalaid.org/>

File a complaint against your lender:

http://www.affil.org/get_active/complaint.php

Seek free or low cost legal aid:

<http://www.illinoislegalaid.org/>

Learn more about the Mortgage Forgiveness Debt Relief Act of 2007:

<http://www.irs.gov/newsroom/article/0,,id=174034,00.html>

Find a lawyer who is a member of the National Association of Consumer Advocates (NACA) to represent you in case of fraudulent, predatory or abusive business practices:

<http://www.naca.net/find-attorney>

Housing Action Illinois

Housing Action Illinois is addressing the foreclosure crisis through a four-part initiative which includes: training housing counselors; engaging the mortgage market; increasing resources and technical assistance for housing counseling agencies; and working with local stakeholders to address the foreclosure crisis in their communities. Through training and technical assistance, Housing Action helps to build the capacity of Illinois housing counseling agencies so they are well equipped to deal with the foreclosure crisis. For more information, please contact erica@housingactionil.org.