

WHAT TO DO

WHEN YOU DON'T KNOW WHAT TO DO

FINANCIAL TIPS | FOR UNCERTAIN TIMES

- **Don't Panic** - You will get through this. It's hard to make the best decisions when fearful.
- **Budget** - Look at your budget and take care of priorities: food, shelter, utilities, transportation.
- **Cash** - In case of power outages, keep cash on hand.
- **Cut Expenses** - Cut out all unnecessary expenses and extras.
- **Pay Minimums** - If you're working to pay off debt, stop making extra payments and focus on paying the minimum for now. This will allow you to take care of your family's needs.
- **Call** - Call your creditor if you're having trouble paying your bill(s).
- **Be Kind** - Be kind and use common sense.

AVOID FORECLOSURE

- **Don't Panic** - Don't ignore the problem. Effective 03/18/2020, HUD has suspended evictions and foreclosures for 60 days for people living in HUD properties, and for homeowners who have single-family mortgages backed by the Federal Housing Administration, Fannie Mae and Freddie Mac.
- **Be Proactive** - This moratorium is only for 60 days. After that time, your mortgage will be payable and due. Use this time to contact your lender and a HUD-approved housing counseling agency, such as Reinvestment Partners, if you need assistance.
- **Open Mail** - Open and respond to all mail from your lender.
- **Know Your Rights** - Know your mortgage rights. Find your loan documents and read them, so you know what your lender can do if you're unable to make payments. Learn about foreclosure laws and time frames in North Carolina.
- **Know Your Options** - Understand your foreclosure prevention options:
 - *Informal or Special Forbearance* - Payments can be suspended for a specified period of time, determined by the lender.
 - *Repayment Plan* - The lender can offer a payment plan of 3-12 months to bring the mortgage current. Based on household budget and the lender.
 - *Loan Modification* - Payments that are past due may be placed on the principal balance, the maturity date changed, or interest rate changed. Based on household budget and the lender.
 - *Short Sale or Pre-Foreclosure* - The house is sold to pay the debt. If it is sold for less than the amount owed, there may be federal and tax liabilities.
 - *Deed in Lieu of Foreclosure* - You can sign the deed over to the lender to cure the debt.