

## Five Tips to Prevent Foreclosure

As mortgage payments pile up, it is a tough time for many Massachusetts homeowners who may be at risk of foreclosure. Here are some of the resources that are available to you, as well as a five tips to prevent foreclosure:

1. Contact your lender. If you're at risk of falling behind on your monthly mortgage payments, your lender may be able to help. You might be able to modify the terms of your mortgage loan to make it more affordable.
2. Contact a housing counselor. The Patrick-Murray Administration's Act Protecting and Preserving Home Ownership established funding for regional foreclosure prevention centers across the state. Counselors have experience working with homeowners to help them keep their homes. Visit approved counseling agencies to find one located near you.
3. Avoid foreclosure rescue scams. Some companies may claim to assist consumers who are facing foreclosure by offering replacement financing or creative transactions. In many cases, the promises of maintaining homeownership are deceptive and homeowners eventually face the loss of their homes to the so-called "rescuer." Learn more about these scams by visiting foreclosure rescue scams.
4. Contact the Division of Banks for assistance. If you have already received a notice of foreclosure, you can contact the Division at 1-800-495-BANK (2265) for help in securing a delay of foreclosure. During this time you can work with a counselor and seek assistance in saving your home.
5. Know your rights as a tenant. If you are a tenant who has previously complied with all the terms of your rental agreement, know that lenders cannot force you to vacate an apartment without court approval.

For more information about foreclosure and foreclosure-related resources, please visit our Foreclosure Resources webpage at [www.mass.gov/foreclosure](http://www.mass.gov/foreclosure).