

Loan Modification Scams

Foreclosure rescue and mortgage modification scams are on the rise. Scammers make promises that they cannot keep, such as guarantees to “save” your home or lower your mortgage, often-times for a fee.

The Office of Consumer Affairs and Regulation offers the following tips to avoid loan modification scams:

- Beware of anyone who asks you to pay a fee in exchange for a counseling service or modification of a delinquent loan.
- Beware of people who try to convince you that they can “save” your home if you sign or transfer over the deed to your house.
- Don’t pay your mortgage payments to anyone other than your lender or loans servicer.
- Never sign any documents without reading them thoroughly.

If you are struggling to make your mortgage payments and/or facing foreclosure, you can find help, free of charge, from the following organizations:

State Resources

- Massachusetts Foreclosure Website
- Attorney General Martha Coakley’s Office: Foreclosure Rescue Transactions & Foreclosure-Related Services
- HUD-approved counseling agencies in your area

What to Do if You Have Been the Victim of a Scam

Contact the Office of Consumer Affairs and Business Regulation Consumer Hotline at 617-973-8787 or 888-283-3757 toll free in MA.

For more information about foreclosure scams, visit Attorney General Martha Coakley’s Office: Foreclosure-Related Scams. To file a complaint with the Attorney General’s Office, use the Consumer Complaint Form or call the Public Inquiry & Assistance Center Hotline at 617-727-8400.

File a complaint with the Federal Trade Commission (FTC) using the Complaint Assistant or call 877-FTC-HELP (382-4357) for assistance in English or Spanish.

Other National Resources:



1. U.S. Department of the Treasury
2. U.S. Department of Housing and Urban Development
3. NeighborWorks® America
4. Federal Deposit Insurance Corporation
5. National Foreclosure Mitigation Counseling Agencies
6. HOPE Now Alliance
7. Homeownership Preservation Foundation
8. Fannie Mae
9. Freddie Mac
10. Lawyer’s Committee for Civil Rights Under Law