



Protect yourself from
loan modification or
foreclosure rescue scams
with the help of the
Department of Real Estate.

For more information, advice, and safeguards,
read the DRE's consumer alert at:

http://www.dre.ca.gov/pdf_docs/fraud_warningscadre03_2009.pdf



Providing Service,
Protecting You

Department of Real Estate Office Locations

Sacramento — Principal Office

2201 Broadway
Sacramento, CA 95818-2500
(916) 227-0864

Fresno

2550 Mariposa Mall, Suite 3070
Fresno, CA 93721-2273
(559) 445-5009

Los Angeles

320 W. 4th Street, Suite 350
Los Angeles, CA 90013-1105
(213) 620-6442
Spanish Language Consumers
(213) 576-6878

Oakland

1515 Clay Street, Suite 702
Oakland, CA 94612-1462
(510) 622-2552

San Diego

1350 Front Street, Suite 3064
San Diego, CA 92101-3687
(619) 525-4192

RE 12 (New 11/09)



Department of Real Estate Fraud Warnings for California Homeowners in Financial Distress



Providing Service,
Protecting You



Beware of **loan modification and foreclosure rescue scams run by con artists**, who demand the payment of **upfront fees**.



Home Loan Modifications

What is a Loan Modification?

That is where you and your lender agree to modify one or more of the terms of your home loan. The terms could be a lower interest rate, an extension of the length of the loan (like making a 30 year loan into a 40 year loan), a conversion of an adjustable rate loan (called an ARM) to a fixed rate, a rate freeze, the deferring of some of your payments, or any other modification or restructuring of loan terms.

The goal of a successful Loan Modification is to help you keep your home and to give you a real, meaningful, sustainable, and long-term adjustment to your current home loan that works for your financial situation.

Not everyone will meet the qualification require-

Protect Yourself from Becoming a Loan Modification Or Foreclosure Rescue Scam Victim

ments for a loan modification. If you have been turned down by your lender, seek counseling services for advice on other options available to you.

Free and Safe Options

The **U.S. Department of Housing and Urban Development** ("HUD") offers foreclosure avoidance counseling through non-profit agencies in California. Go to HUD's web site at www.hud.gov, or call 800-569-4287, to find counselors. HUD also offers information to homeowners facing the loss of their home.

HOPE NOW Alliance is a cooperative effort of home loan counselors and lenders, and it consists

of HUD intermediaries. Go to the Hope Now web site at www.hopenow.com or call 888-995-HOPE.

If you are considering obtaining assistance from a person or company that is not a HUD approved non-profit housing counselor, always "Log on, Look'em up, and Check'em out" at www.dre.ca.gov to ensure the company or person is properly licensed. And remember, never pay an upfront fee for loan modification or forbearance services.

If You've Already Been Scammed

If you have already been scammed by a disreputable company, or have become aware of a loan modification scam, you can report fraud to the Department of Real Estate at (916) 227-0864.

Visit the California Department of Real Estate for more important information:
http://www.dre.ca.gov/pdf_docs/fraudwarningscadre03_2009.pdf