

**I THINK I AM A VICTIM.
IS THERE ANYTHING I CAN DO?**

A foreclosure on your house DOES NOT mean that your home is lost

But you have to take action IMMEDIATELY.

Contact Legal Aid Society of Hawaii for more information. You can also contact the following organizations for assistance:

Homeownership Preservation Foundation (HOPE)

HOPE Hotline: 1-888-995-HOPE

Office of Consumer Protection

Leiopapa A. Kamehameha Building
235 South Beretania Street, Ste. 801
Honolulu, Hawaii 96813

Phone: (808) 586-2630

US Department of Housing and Urban Development (HUD)

phone: 1-800-569-4287

If you suspect fraud:

United States Attorney for the District of Hawaii

PJKK Federal Building
300 Ala Moana Blvd., #6-100
Honolulu, HI 96850

Phone: (808) 541-2850

TO APPLY FOR HELP CALL:

1-800-499-4302

OAHU: 536-4302

MAUI: 242-0724

HILO: 934-0678

KAUI: 245-7580

MOLOKAI: 553-3251

LANAI: 565-6089

LEGAL AID SOCIETY OF HAWAII

924 BETHEL STREET
HONOLULU, HI 96813

Phone: 536-4302

Fax: 527-8088

www.legalaidhawaii.org



This brochure was created through the AmeriCorps Project Laulima at the Legal Aid Society of Hawaii



This brochure is intended to be used as an educational tool. It is not intended to serve as legal advice. You are encouraged to speak to a HUD-approved housing counselor or a private attorney.

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LEGAL AID
SOCIETY OF HAWAII

**FORECLOSURE
RESCUE SCAMS**

Homeowners Beware!

Foreclosure rescue scams could leave you: homeless, without your home but still Responsible for your mortgage, indebted to the predatory lender, and/or bankrupt.

Find out more about predatory lending scams, how to protect yourself, and what to do if you think you might be a victim.

WHAT IS A FORECLOSURE RESCUE SCAM?

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While your home is in the process of foreclosure, you might receive offers of “help” from complete strangers or from people you know.

They might contact you by mail, by phone, or even by showing up at your house unannounced.

These people may not be trying to help you, and may actually be trying to take title to your home.

WHAT SHOULD I LOOK FOR?

Offers to “fix” or “stop” the foreclosure, or promises to “save” your home.

Claims of “foreclosure solutions” such as: “We stop foreclosures everyday. Our team of professionals can stop yours this week!”

“We Can Save Your Home. Guaranteed. Free Consultation”

Pledges to “cure” your default or “repair” your credit.

A “guaranteed buy out” or instant “cash for your home.”

CAN I STOP THE FORECLOSURE?

Ask your lender and/or the lender’s attorney about your right to “cure.”

By law, you have a right to bring your loan current to stop the foreclosure.

You have up until three business days before the date of the public sale of the mortgaged property to pay the entire amount owed to the mortgagee. You may also be responsible for your lender’s attorneys fees, etc.

WHAT KIND OF SCAMS DO “RESCUERS” USE?

Phony counseling scams: The rescuer may ask you for an upfront fee to start negotiating with your mortgage lender to stop the foreclosure and get back on track. The rescuer might make a half-hearted attempt or might not contact your lender at all. Your home still ends up in foreclosure. You have paid for a service you did not receive.

Sale and lease-back schemes: The rescuer agrees to pay off your loan, and in return, you sign over the deed to your house. You are told that your home can eventually be bought back, and, in the meantime are allowed to “rent”. You cannot afford the “rental” payments and the rescuer evicts you from your home. You are left homeless, indebted to the “rescuer,” and responsible for your mortgage payments if the rescuer has not taken responsibility for them.

Bankruptcy schemes: The rescuer may ask you for an up-front fee and promise to work with your lender. The rescuer will file for bankruptcy on your behalf, which will only temporarily stop the foreclosure. Once the bankruptcy is complete, your house will remain in the process of foreclosure. Bankruptcy does not terminate the foreclosure.