

TITLE CARD: MORTGAGE FORECLOSURE OVERVIEW

TITLE CARD: INTRODUCTION

INT. COURTHOUSE DAY

The PRESENTER faces the camera.

PRESENTER

Hello. This video will give you an overview of mortgage foreclosure and will guide you to the four other videos on this topic. The other four videos will explain the options for avoiding foreclosure, mortgage foreclosure scams, what happens once a foreclosure lawsuit is filed, and what happens after the foreclosure sale of your home. These four videos are linked to below.

TITLE CARD: LATE MORTGAGE PAYMENTS

If you have missed mortgage payments, you should try to resolve the problem before your lender sues you in court. Call your lender. You may be able to work out a plan to get caught up on your payments before you are sued in court.

[Housing Counselors]: There are free HUD-certified housing counseling agencies who can help you apply for a loan modification. They can also help assess your workout options.

Bullet Point: Visit [www.hud.gov](http://www.hud.gov)

Bullet Point: Try to resolve problem with lender

TITLE CARD: SEEK ALTERNATIVES

If you have been sued in court, actively seek alternatives. It will not get

better if you do nothing. There are things you can do to try and save your home outside of court. Even if you are being sued, you can still make a plan with the lender to get caught up. You could also refinance your mortgage, sell your home, or file for bankruptcy.

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[Loan Modification]: If a foreclosure case has been filed against you, you can still apply for a loan modification. [Mediation] You can also request mediation through the court system if the county where you are being sued has a mediation program. Mediation is a program where you sit down with the other party in a case to talk about the problem and find a solution. Also at the meeting is a Mediator. The Mediator is a person with special training to help the parties find an agreement.

View the "Options for Avoiding Foreclosure" video for further details linked to below.

Bullet Point: Seek alternative solutions

TITLE CARD: YOU DO NOT HAVE TO MOVE

Do not move. You have the right to stay in your home until the judge tells you that you must move. This normally takes seven months or more. A normal foreclosure case in court involves the Judgment of Foreclosure and the Order Approving Sale. It is not until the Order Approving Sale is issued that a judge will tell you to move. The Order Approving Sale will normally be no less than 7 months from when the case is filed in court.

Bullet Point: You do not have to move right away

TITLE CARD: BEWARE OF SCAMS

Beware of scam artists and predators. You will be contacted by mail, by phone, and in person by many people claiming that they can help you save your home. Often, those deals are designed to take money from you without really helping or to defraud you out

of the title to your home and to take all of the value. Do not sign any papers without consulting an attorney. View the "Mortgage Foreclosure Scams" video linked to below for further details.

Bullet Point: Avoid Scams

Bullet Point: Do not sign any papers without an attorney

TITLE CARD: ATTEND COURT

Know what is happening in court. The process will usually take at least seven months. If you do not participate in the court process, you will not know if and when your home is being sold.

Bullet Point: Participate in court

TITLE CARD: AFTER FORECLOSURE

The judge cannot give you any extra time to try to save your home if you do not participate. View the "What Happens Once a Foreclosure Lawsuit is Filed" video linked to below for further details. If you are unable to keep your home and it is sold in foreclosure, you still have options. There may be money left from the sale for you, and you may be able to get some additional time before you must move. View the "What Happens after the Foreclosure Sale" video linked to below for additional information.

TITLE CARD: CONCLUSION

Remember, it is possible to save your home from being sold in foreclosure. You must work with your lender, you must pay attention to what is happening in court, it usually takes at least seven months before you have to move, and you must beware of people promising to help. Be sure to view the videos linked to below for additional information on these topics.

Bullet Point: Work with lender

Bullet Point: Attend court

Bullet Point: Do not have to move

Bullet Point: Beware of false promises

Bullet Point: View other videos

Bullet point: See links below

Remember, there are many organizations and resources that can help answer your questions about Mortgage Foreclosure.

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Be sure to explore resources that can help you, contact your state or local bar associations, and visit [illinoislegalaid.org](http://illinoislegalaid.org) for more information.

Bullet Point: Explore helpful resources

Bullet Point: Contact your state or local bar associations

Bullet Point: Visit [illinoislegalaid.org](http://illinoislegalaid.org)