
Contents

PART I

Getting Started

CHAPTER 1	The Foreclosure Process	3
CHAPTER 2	Fourteen Steps to Foreclosure Prevention	13
CHAPTER 3	Recognizing the Abusive Side of Mortgage Lending	25
CHAPTER 4	Homeowner Strategies for Reducing and Prioritizing Debt and Increasing Income	43

PART II

The Workout Process

CHAPTER 5	Getting a Deal: The Mechanics of Arranging a Workout	83
CHAPTER 6	Fannie, Freddie, and Subprime Workouts	105
CHAPTER 7	Loan Workout Options for FHA-Insured Loans	117
CHAPTER 8	VA and RHS Loan Workouts	135
CHAPTER 9	Tax and Credit Rating Implications of a Workout	141

PART III

Fighting the Foreclosure

CHAPTER 10	Legal Protections Against Foreclosure	149
CHAPTER 11	Answering Questions About Bankruptcy	161
CHAPTER 12	Disputing the Amount Owed on the Mortgage: Loan Overcharges and Servicing Errors	167
CHAPTER 13	Homeowner Options After the Foreclosure Sale	181

PART IV
Advanced Topics

CHAPTER 14	Securitization and MERS	185
CHAPTER 15	Correcting Credit Reports and Other Consumer Dispute Rights	191
	Bibliography and Websites	205
APPENDIX A	Sample Foreclosure Prevention Intake Form	211
	Form 1: Foreclosure Prevention Intake Form	213
	Form 2: Foreclosure Prevention Counseling Checklist	220
	Form 3: Sample Authorization to Release Information	221
	Form 4: Sample Request for Information from Loan Servicer	222
	Form 5: Sample Qualified Written Request Under RESPA	223
	Form 6: Homeowner's Checklist for Avoiding Foreclosure	224
APPENDIX B	Consumer Information About Taking on a New Credit Card	227
APPENDIX C	Consumer Information on the Earned Income Tax Credit	231
APPENDIX D	Sample Loan and Other Documents	237
APPENDIX E	Summary of State Foreclosure Laws	253
APPENDIX F	Summary of State Real Estate Tax Abatement Laws	283
APPENDIX G	Answer Sheet to Chapter 3 Questions	299
	Glossary	301
	Specialized Glossary of Servicing Terms	317
	Index	323
	CD-Rom Contents	343