

Pursuant to Dane County Rule 118, you are hereby notified of the

DANE COUNTY FORECLOSURE MEDIATION PROGRAM

Mediation is a confidential and voluntary process where you and the lender seeking to foreclose on your home may discuss ways to resolve your foreclosure case, including reinstatement of the loan and modification of the loan terms. **You must live in and own the property that is subject to this foreclosure action to qualify for mediation under this program.**

To Request a Mediation Conference:

Complete the attached Mediation Request form. It must be received by the program within 10 days from the date you were served the Summons and Complaint. Send the form by fax, e-mail or United States mail to:

DCFMP
P.O. Box 633
Milwaukee, WI 53201
Fax: (414) 288-0192
Phone: (414) 288-4040
E-mail: Foreclosure@marquette.edu

What happens after you request mediation?

A Case Manager will review your request and notify you and the lender *as to whether your case can be accepted* into the program. If accepted, you will meet with a U.W. Law student and a housing counselor. *If the lender agrees to mediation*, a conference with you and the lender will be scheduled. A non-refundable \$75 fee will be charged to the homeowner and to the lender.

A Mediation Request is NOT a response to the Summons.

The mediation program is separate from the foreclosure lawsuit that has been started against you. It may resolve the underlying claim but the lawsuit will continue if mediation is attempted. Please read the Summons and Complaint. Make sure you understand your rights and the time period for filing an Answer or Responsive Pleading. If you do not file an Answer or Responsive Pleading, the court may grant judgment against you and you may lose your home and your right to object to anything that you disagree with in the Complaint.

Legal Assistance

The University of Wisconsin Law School's Consumer Clinic has forms available to help you respond to the Summons. Call (608) 263-6283 for information or assistance. *The Mediation Program does not provide legal assistance to either side in the foreclosure lawsuit.*

More Questions? See <http://law.marquette.edu/foreclosure/> for an explanation of the mediation process.

Pursuant to Dane County Rule 118
**DANE COUNTY FORECLOSURE
MEDIATION PROGRAM**

To request a mediation conference with the lender, please answer the questions below, sign this request and mail, email or fax the form to:

DCFMP
P.O. Box 633
Milwaukee, WI 53201
Fax: (414) 288-0192
Phone: (414) 288-4040
E-mail: Foreclosure@marquette.edu

THIS REQUEST MUST BE RECEIVED NO LATER THAN **10 DAYS** FROM THE DATE YOU WERE SERVED WITH THE SUMMONS & COMPLAINT.

The information provided will be used by the Mediation Program to make an initial determination of whether this case is suitable for mediation.

Name: _____

Property Address: _____

City State Zip Code

Mailing Address (if different from property address):

Address (Street) City State Zip Code

Daytime Phone: _____ Nighttime Phone: _____

E-mail address: _____

Name of lender/Plaintiff in your case: _____

Your Foreclosure Case No. _____ County: _____
(From the Summons & Complaint)

1. Is this property your primary residence? _____ Yes _____ No

2. Are you interested in trying to remain in the residence? _____ Yes _____ No

3. If you are not interested in trying to remain in the property, are you interested in discussing other options with your lender? _____ Yes _____ No

4. What is your monthly income from all sources?

5. Do you expect your income to change for any reason? If so, please describe:

6. Check all items that have caused you to miss your mortgage payments:

_____ Injury or illness _____ Adjustable Interest Rate/Balloon Payment
_____ Loss of employment _____ My expenses exceed my income

Other: _____

7. On what date was the foreclosure action filed in court? _____

8. Has a judgment been entered in this case? _____ Yes _____ No _____ Unsure

If yes, on what date? _____

9. Has a sheriff's sale taken place or been scheduled? _____ Yes _____ No _____ Unsure

If yes, on what date? _____

10. Is there any other information that would be helpful in deciding whether your case would be suitable for mediation? If so, please describe:

I certify that I am the owner of the property that is the subject of this foreclosure action, and I currently reside in this property.

Date

Property Owner's Signature