



CERTIFIED DISTRESSED  
PROPERTY EXPERT®

# Options for Homeowners to Avoid Foreclosure Disclosure

I/We have reviewed the following options with \_\_\_\_\_ (agent) representing \_\_\_\_\_  
\_\_\_\_\_(Brokerage) and understand I may further investigate any of the below options with  
professionals in their respective fields and that while my agent is presenting me with the options is in no way representing  
that they are providing legal or financial assistance regarding the options presented. I/We further understand we have been  
given every opportunity to consult with legal or financial council regarding any of the options presented below.

**Reinstatement**

Homeowner requests the total amount owed to bring mortgage payments current and pays it.

**Forbearance or Re-payment plan**

Homeowner negotiates with the mortgage company to allow them to repay back payments over a period  
of time.

**Sell the Property**

Homeowner with sufficient equity lists their property with a qualified agent that understands the  
foreclosure process in their area.

**Rent the Property**

Homeowner with a mortgage payment low enough that market rent will allow it to be paid  
converts their property to a rental.

**Mortgage / Loan Modification**

Homeowner negotiates with lender to modify the interest on the loan, the principal balance, or any  
combination of these, resulting in a lower payment.

**Home Affordable Foreclosure Alternatives Program (HAFA)**

Homeowner qualifies for HAFA and is offered pre-approved short sale terms and cash incentives for relocation  
assistance.

**Short Refi**

Homeowner negotiates with lender to refinance a mortgage for less than what is owed on the property.

**Deed-in-Lieu of Foreclosure**

Homeowner returns the property to the lender rather than go through the foreclosure process.

**Deed for Lease**

Homeowner returns the property that is FHA-insured back to the lender and leases the property for a twelve month  
period.

**Refinance**

Homeowner with significant equity in his/her property and good credit standing refinances their mortgage.

**Bankruptcy**

Homeowner with significant non-mortgage debt who is unable to pay these debts or his/her mortgage  
payment files for bankruptcy which liquidates assets and/or reorganizes debt to pay back creditors.

**Servicemembers Civil Relief Act (SCRA 303)**

A member of the military who is experiencing financial distress due to deployment (and can prove  
entered into debt before employment) qualifies for temporary relief under this act.

**Homeowners Assistance Program**

A member of the military or federal employee qualifies for this program which has a variety of assistance programs  
including private sales, government purchase, and/or foreclosure assistance.

**Short Sale**

Homeowner has a financial hardship and qualifies for a sales transaction where the lender is willing to accept  
the payoff of a mortgage for less than what is owed.

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Seller Signature \_\_\_\_\_ Seller Print Name \_\_\_\_\_ Date \_\_\_\_\_

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