

## What to Do if ...

### *You cannot make a mortgage payment*

- Contact your lender, preferably in writing, to make alternate payment arrangements and avoid a late payment that can severely damage your credit.
- Contact your credit card companies to reduce or delay your payments so you can pay your mortgage first.

### *You've missed one or more payments*

- Take action right away. Your lender may offer you a loan forbearance or agree to modify your loan.
- Open and respond to all communications from your lender. The notices you receive will likely offer advice on avoiding foreclosure.

## Foreclosure Help Resources

Department of Real Estate:  
Consumer Tips for Working Directly With Your Lender on a Loan Modification  
[www.dre.ca.gov/files/pdf/faqs/FAQ-LoanMod.pdf](http://www.dre.ca.gov/files/pdf/faqs/FAQ-LoanMod.pdf)

Department of Real Estate:  
A Homeowner's Guide to Foreclosure  
[www.dre.ca.gov/files/pdf/foreclosure\\_guide2010\\_RE15.pdf](http://www.dre.ca.gov/files/pdf/foreclosure_guide2010_RE15.pdf)

Federal Deposit Insurance Corporation (FDIC): Foreclosure Prevention Tool Kit  
[www.fdic.gov/consumers/loans/prevention/toolkit.html](http://www.fdic.gov/consumers/loans/prevention/toolkit.html)



## Contact DRE

To contact the California Department of Real Estate, call (877) 373-4542 toll-free for assistance in English or Spanish.

### Department of Real Estate District Offices

Sacramento  
(Principal Office)  
651 Bannon Street,  
STE 500  
Sacramento, CA 95811

Fresno  
2550 Mariposa Mall, Suite  
3070  
Fresno, CA 93721-2273

Los Angeles  
320 W. 4th Street, Suite 350  
Los Angeles, CA 90013-1105

Oakland  
1515 Clay Street, Suite 702  
Oakland, CA 94612-1462

San Diego  
8620 Spectrum Center Blvd.,  
Suite 301  
San Diego, CA 92123



# FORECLOSURE INFORMATION FOR HOMEOWNERS

DEPARTMENT OF REAL ESTATE 651  
Bannon Street, STE 500  
Sacramento, CA 95811  
Public Information Line: (877) 373-4542  
Fax: (916) 263-8943  
[www.dre.ca.gov](http://www.dre.ca.gov)





## Foreclosure Process

The foreclosure procedure includes five events:

### Event 1: Missing a Single Payment

The foreclosure procedure usually begins when you miss a single monthly mortgage loan payment (a delinquency). A lender or its servicing agent is required to contact the borrower/homeowner 30 days in advance of initiating foreclosure.

### Event 2: Notice of Default (NOD)

The recording of the NOD formally starts the foreclosure process.

You will receive a copy of the NOD via certified mail. After the NOD is recorded, the lender must provide you a minimum period of time (usually three months) to cure the default and reinstate your mortgage.

### Event 3: End of Initial Three-Month Reinstatement or Cure Period

Your lender can schedule the foreclosure sale of your home.

### Event 4: Notice of Sale (NOS)

The NOS is posted on your home and published in an authorized newspaper of general circulation in the jurisdiction where the foreclosure sale is to occur.

### Event 5: Foreclosure Sale

When your home sells at the foreclosure sale, the lender accepts the sale proceeds as payment in full. There are no deficiency judgments in California non-judicial foreclosures.

Beware of companies offering to work with your lender for an upfront fee—these are often scams.

Verify a real estate license by going to the Department of Real Estate website at [www.dre.ca.gov](http://www.dre.ca.gov).

## Possible Alternatives or Options to Foreclosure

- Modify or restructure the terms and payment schedule of your existing mortgage loan
- Refinance
- Pursue a “short sale”
- Offer a “deed-in-lieu” of foreclosure to your lender

## If You’ve Already Received a Notice of Default ...

Do not give up. The foreclosure process allows homeowners extra time to work with lenders to halt the process.

The U.S. Department of Housing and Urban Development (HUD) offers free foreclosure avoidance counseling through nonprofit agencies in California.

Go to HUD’s website at [www.hud.gov](http://www.hud.gov) or call (800) 569-4287 to find counselors.