

Foreclosure Prevention

Unable to Make Your House Payment?

Behind on Your Mortgage?

What Can be Done?



Family Housing Advisory Services Inc., Foreclosure Prevention Program, has helped hundreds of homeowners save their homes.

Our services include, but are not limited to:

- Counseling
- Problem Solving
- Negotiating with the Lender

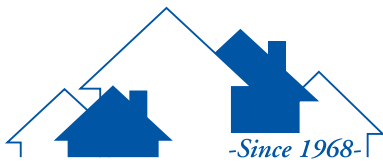
Family Housing Advisory Services, Inc. is a United Way community-based agency that is certified by the Department of Housing and Urban Development (HUD) to provide comprehensive housing counseling.

What is the FHAS Mission?

To build community and increase housing opportunities by empowering people to secure and sustain safe, affordable housing.

Who is Eligible?

Individuals and families facing a housing crisis.



**FAMILY HOUSING
Advisory Services, Inc.**

OMAHA 100, INC.

*Increasing Affordable
Housing Opportunities for All*

Are you having difficulty staying current with your house payment because...

- You recently lost your job?
- You became ill or had an accident?
- You have gone through a divorce?

First - Make mortgage, utilities and food payments your financial priority. Keep in touch with the mortgage company and all other creditors. This is an important first step. A Family Housing Advisory Services (FHAS) counselor can assist you with calls and letter writing if needed.

Second - Continue to keep the lender informed. Respond promptly to their letters. Let them know that you have made priority decisions. A FHAS counselor can help you design a budget.

Third - Look at your situation clearly. You may resolve some of the problems by making some very simple changes. A FHAS Counselor can help in evaluating your situation.

FHAS advises ...

Communicate With Each Other - Financial pressures can add new problems to a family. With a plan and understanding, it is possible to make shared decisions which can help resolve the problems.

Decrease Living Expenses - When this is done with the goal in mind of saving your home, it becomes a specific and realistic tool to deal with your problems.

Adjust Debt Payments - If you have established the right priorities, your creditors may negotiate some reasonable payments with you.

Increase Income - Perhaps there is a family member who can add to the net monthly income of the household. Do not limit your alternatives until you are sure that a certain alternative won't help your situation.

Some options that may be available to you...

Forbearance Agreement - This is a realistic plan for repayment of the back payments. Make certain it is a reasonable plan that you can keep. Your lender has the ultimate decision as to acceptance of the plan.

Sell Your Home - If you are unable to qualify for a repayment option, you may want to consider selling your home to avoid foreclosure.

Deed Your Property Back to the Lender (Deed-in-Lieu) - If there are no other mortgages, liens or interfering factors, the lender may be willing to take the property back to avoid foreclosure.

Bankruptcy - This should be an action of last resort. The consequences are long lasting and may affect your ability to get other housing or credit. If you are considering bankruptcy, always seek good legal advice.

Need someone to explain your options? Please call:

402-934-1777 or 1-888-573-0495
*to make arrangements to meet
at a convenient time.*

Visit us on the web at:
<http://www.fhasinc.org>

FHAS - Family Housing Advisory Services Offices:

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