

OPTIONS FOR AVOIDING FORECLOSURE

If we have notified you that we are going to foreclose on your residence, or if we have already begun foreclosure proceedings, there are options that may be available to you if you are unable to afford your mortgage payments and you wish to avoid foreclosure:

- If you are in the position to do so, you may avoid foreclosure by curing your loan default and bringing your loan current. This would require a payment of all accrued and unpaid interest, any late fees as provided for in your loan documents, and all principal scheduled to have been paid to date.
- You may also enter into a monthly payment arrangement with us whereby you schedule and make monthly payments toward the delinquency and cure your loan default over time.
- You may enter into other settlement arrangements with us such as graduated payment arrangements, seasonally adjusted payment arrangements, lump sum compromises, or other less conventional payment terms as dictated by your personal financial situation.
- You may also seek housing counseling and/or legal assistance through the resources listed below (**RESOURCES TO ASSIST YOU IN AVOIDING FORECLOSURE**).

The steps that you can take to explore these options are:

- Gather your financial documents and contact SMS Financial, or have your legal or other representative contact us, to discuss your options to cure your loan default and bring your loan current, or to enter into an acceptable settlement arrangement. See the section below on **HOW TO REACH SMS**.
- Reach out to the housing counselors or legal resources listed below (**RESOURCES TO ASSIST YOU IN AVOIDING FORECLOSURE**) to explore your options and obtain some guidance in the best way for you to proceed.

Please collect the following financial documents and be prepared to present them to us when discussing options for avoiding foreclosure:

- Your last two years' tax returns, with all schedules and attachments,
- Your last two months' bank account statements for all accounts held by you,
- Your last three months' paystubs and/or 1099s for all of your sources of income, and
- Your monthly budget reflecting all of your expenses.
- *SMS Financial may request additional documents from you as required by your personal situation.*

HOW TO REACH SMS

If you wish to contact us to discuss options for avoiding foreclosure, you may reach us toll-free at (800) 644-0624.

You may also send your inquiry to us via email at info@smsfinancial.net, or to our physical mailing address:

SMS Financial, LLC
6829 N. 12th Street
Phoenix, AZ 85014

When you send your inquiry, please be sure to provide us with the necessary telephone number, email address, or physical mailing address to which you would like us to respond. If you wish us to contact you by telephone, please indicate the best day(s) and time(s) to reach you.

RESOURCES TO ASSIST YOU IN AVOIDING FORECLOSURE

Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following:

- The statewide FREE foreclosure counselors recommended by the Washington State Housing Finance Commission:
Toll-free: 1-877-894-HOME (1-877-894-4663)
http://www.dfi.wa.gov/consumers/homeownership/post_purchase_counselors_foreclosure.htm
- United States Department of Housing and Urban Development:
Toll-free: 1-800-569-4287
Local counseling agencies in Washington:
<http://www.hud.gov/offices/hsg/sfh/hcc/fc/index.cfm?webListAction=search&searchstate=WA&filterSvc=dfc>
- The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys:
Toll-free: 1-800-606-4819
<http://nwjustice.org/what-clear>