

FORECLOSURE SURVIVAL GUIDE

How to Protect Your Home & Equity Before It's Too Late

WHY THIS GUIDE MATTERS

If you've received a foreclosure notice, you're not alone. Thousands of homeowners face this every month.

But here's what most people don't realize:

- ✓ Foreclosure moves **faster than you think** — in some states as little as 21 days.
- ✓ Fees, interest, and legal costs **grow every single day**, shrinking your equity.
- ✓ Waiting or ignoring notices doesn't stop foreclosure — it makes the outcome worse.
- ✓ The good news: You still have **options** — but only if you act before the auction.

*This guide will show you the **risks, options, and steps** to protect your home and your equity.*

THE 5 BIGGEST RISKS OF FORECLOSURE

- ▲ **Loss of Equity** – Every day past the notice date, attorney fees and arrears eat into your net equity.
- ▲ **Credit Damage** – Foreclosure stays on your credit for **7 years**, impacting loans, jobs, and housing.
- ▲ **Eviction & Displacement** – After auction, the new owner can start eviction within weeks.
- ▲ **False Sense of Security** – Filing bankruptcy, applying for a loan mod, or requesting postponement may **pause**, but rarely solves foreclosure.
- ▲ **Last-Minute Surprises** – Escrow increases, balloon payments, or missed filings can trigger foreclosure faster than expected.

THE NUMBERS THAT MATTER

- ✓ **50–60%** of homeowners who stop foreclosure with a loan mod default again within 12–18 months.
- ✓ **70%+** of probate cases tied to foreclosure end in a sale within 12–24 months.
- ✓ **2/3** of Chapter 13 bankruptcies fail before completion.
- ✓ **Every month** foreclosure drags, homeowners lose **thousands in equity** from fees and interest.

Example: A home worth \$220,000 with \$150,000 owed had \$70,000 in equity. After 6 months of delays, fees cut that equity down to \$52,000. The family lost \$18,000 by waiting.

CASE STUDIES (REAL STORIES)

Case Study 1 – “The Waiter”

A family in Davidson County thought they had 90 days after their NOD. The bank scheduled sale in 45. They lost \$39,000 in equity.

Case Study 2 – “The Mod Trap”

A homeowner stopped foreclosure with a loan mod. The payment jumped \$400/month. Within 9 months they defaulted again, losing their home at auction.

Case Study 3 – “The Last-Minute Rescue”

One homeowner reached out 10 days before the auction. With quick action, they sold the property, avoided foreclosure on their credit, and walked away with \$46,000.

5 OPTIONS TO STOP FORECLOSURE

01

Reinstatement

- Pay all missed payments, fees, and arrears in a lump sum.
- Works if funds are available.
- One missed payment later = foreclosure resumes.

02

Loan Modification

- Negotiate new loan terms with the bank.
- Payments often increase.
- High failure rate within 12–18 months.

03

Bankruptcy

- File Chapter 13 or 7 to create an automatic stay.
- Buys time, but doesn't erase foreclosure.
- 2/3 of cases fail due to missed payments.

04

Sell the Property

- Protect equity by selling before auction.
- Works best if home has value above mortgage balance.

05

Subject-To / Creative Options

- Transfer mortgage to investor who continues payments.
- Avoids foreclosure on credit.
- Must be structured properly with compliance.

SURVIVAL STEPS YOU CAN TAKE RIGHT NOW

Know Your Deadlines – Mark auction date on calendar. Don't wait for more notices.

Check Your Equity – Value – loan balance – arrears – fees = real equity at risk.

Open Every Letter – Lender notices, court filings, and attorney letters all matter.

Save Documentation – **Keep mortgage statements, payment receipts, and legal filings in one folder.**

Don't Wait to Ask for Help – Every week you wait shrinks your choices.

YOUR NEXT STEP: BUILD A REAL PLAN

This guide gives you the facts — but foreclosure deadlines in Tennessee are strict and unforgiving.

That's why we offer a **free Foreclosure Strategy Call** where we'll:

- Review your state's exact timeline.
- Check your equity position.
- Walk through your 5 real options.
- Help you decide the best path forward before the auction.

It's free. It's private. And it could save your home or your equity.

Call/text 615-491-1041 or reply "YES" to schedule your free call today.