

**KEEP
YOUR
HOME**
CALIFORNIA™

KEEPING NEIGHBORHOODS WHOLE

*Keep Your Home California
helps homeowners stay in their homes*



A paid advertising supplement



STRUGGLING HOMEOWNERS ARE GETTING THE MORTGAGE HELP THEY NEED

» Keep Your Home California is a free service for homeowners who have suffered a financial hardship, to help them stay in their homes, maintain an affordable mortgage payment and avoid foreclosure.

Unemployment Mortgage Assistance Program

FOR ELIGIBLE UNEMPLOYED HOMEOWNERS.

Mortgage assistance of up to \$3,000 per month for as long as 9 months for unemployed homeowners who are collecting or approved to receive unemployment benefits from the State of California's Employment Development Department (EDD).

Principal Reduction Program

FOR ELIGIBLE HOMEOWNERS WHO HAVE SUFFERED A FINANCIAL HARDSHIP AND OWE MORE THAN THEIR HOME IS WORTH.

Financial assistance of up to \$100,000 to help pay down the principal balance of a mortgage loan and allow for a more affordable monthly payment.

Mortgage Reinstatement Assistance Program

FOR ELIGIBLE HOMEOWNERS WHO HAVE FALLEN BEHIND ON THEIR MORTGAGE PAYMENTS.

Funding of up to \$25,000 to help qualified homeowners catch up on their mortgage payments.

Transition Assistance Program

FOR ELIGIBLE HOMEOWNERS WHO ARE UNDERGOING A SHORT SALE OR DEED-IN-LIEU OF FORECLOSURE.

\$5,000 in funding to help make a smooth transition into stable and affordable housing.

Basic Eligibility Requirements

Keep Your Home California has eligibility requirements for the homeowner, property and mortgage.

Homeowners must:

- Own and occupy the home as their primary residence
- Meet program income limits
- Have a documented, eligible hardship
- Have adequate income to sustain modified mortgage payments

Property must:

- Be located in California
- Not be abandoned, vacant, or condemned
- Be a single-family, 1-4 unit home

Mortgage must:

- Be serviced by a participating servicer
- Be a first mortgage lien
(home equity lines of credit are not eligible)
- Have a current unpaid principal balance of \$729,750 or less
- Be delinquent or in imminent default

**Take a short eligibility quiz to see
if you might qualify!**

- Visit www.KeepYourHomeCalifornia.org/#get-started

THEY WANT TO HELP YOU KEEP YOUR HOME

by NATASHA VONKAENEL

Giving California homeowners the mortgage assistance they need

Everybody knows about California. We are home to high-tech innovation. Beautiful beaches and towering redwoods. Hollywood glamour. Fields and fields of delicious goodies that feed the rest of the country.

However, since the housing bubble popped in 2007 and the recession came down in full force, California has been known for something else: the most unemployed people in the country and a ruthless housing market.

But the federal government named California one of the “hardest hit” states by the recession. And through the US Treasury’s Hardest Hit Fund, California has received nearly \$2 billion to fund Keep Your Home California. The program distributes federal funds through four foreclosure prevention programs which give money to Californians struggling to keep their home due to personal or financial hardship.

If your household income level has suddenly dropped, you may be eligible. If your mortgage payment is suddenly going up, you may be eligible. If your family has recently experienced a death, illness or disability, you may be eligible.

Income levels help determine your eligibility. For instance, in Sacramento County, your household income must be under \$91,300. In Fresno County, that income limit is \$69,500 and in Orange County it’s \$102,350. And anywhere in California your mortgage loan must be under \$729,750.

You could even get funding from one (or more) of Keep Your Home California’s four programs. Keep Your Home California is helping residents stay in their homes in big ways — each California household can receive up to \$100,000 in total assistance.

If you are currently collecting unemployment benefits and having difficulty making your mortgage payments, you can receive up to \$3,000 a month for as long as nine months. If you have fallen behind in your mortgage payments, you can get up to \$25,000 to help you catch up. If you, like many who fell victim to the housing crisis, now owe more on your mortgage than the actual value of your home, you could receive up to \$100,000 in assistance to

Keep Your Home California has already distributed approximately \$300 million to 25,000 homeowners. But there are millions more to go — this money is for you.

lower the principal of your mortgage. And lastly, if you can no longer stay in your home and are currently undergoing a short sale or deed-in-lieu of foreclosure, you can receive up to \$5,000 to help your family settle into a more affordable housing situation.

Keep Your Home California has already distributed approximately \$300 million to 25,000 homeowners. But there are millions more to go — this money is for you.

CALL US!

888-954-KEEP(5337)

7 a.m. — 7 p.m. Weekdays

9 a.m. — 3 p.m. Saturdays

www.KeepYourHomeCalifornia.org

www.ConservaTuCasaCalifornia.org

LOSING YOUR JOB DOES NOT HAVE TO MEAN LOSING YOUR HOME

Unemployment Mortgage Assistance Program

- » Provides up to \$3,000 free assistance per month
- » Can last up to nine months
- » For eligible homeowners who are unemployed and are approved to receive California EDD unemployment benefits

When 50-year-old Barbara Bingham of Orangevale found out that she was losing her job after 18 1/2 years, she panicked. She was a single mom with a mortgage in a tough, competitive job market, and she didn't have much notice from her employer. The panicking soon turned to relief, thanks to the Unemployment Mortgage Assistance Program with Keep Your Home California. Through the program, Bingham was able to keep her home and have enough time to find a new job so she could make her mortgage payments again.

Bingham first purchased her home in October 2006. She was a first-time homebuyer and purchased the house on her own. But just five years later, when the housing market collapsed, she found herself in an upside-down mortgage where her house was worth much less than the purchase price. And, at the same time that she found out she was going to lose her job in December 2011, Bingham's mortgage payments went up significantly because she had an interest-only loan for the first five years. It was scary, Bingham said, until she found Keep Your Home California.

"I did some research and found out about the program," Bingham says. "I found out I qualified and filled out the paperwork. It

was relatively easy and then I found out I qualified for nine months of assistance. ... The [Unemployment Mortgage Assistance] program absolutely saved my house."

Bingham is now employed at a new full-time position and happy she was able to keep her house.

Several miles away in Norwalk, 39-year-old Gabriel Hurtado was going through a similar situation. Hurtado and his family first purchased their home in January 2003. But like millions of other Americans who lost their jobs in the recession, Hurtado found himself faced with also losing his home. Hurtado says he was given two weeks notice before he was told he would no longer be employed.

"I didn't know what I was going to do and I was thinking we were going to run out of money," Hurtado says. "We were going to lose our house, our car, our money."

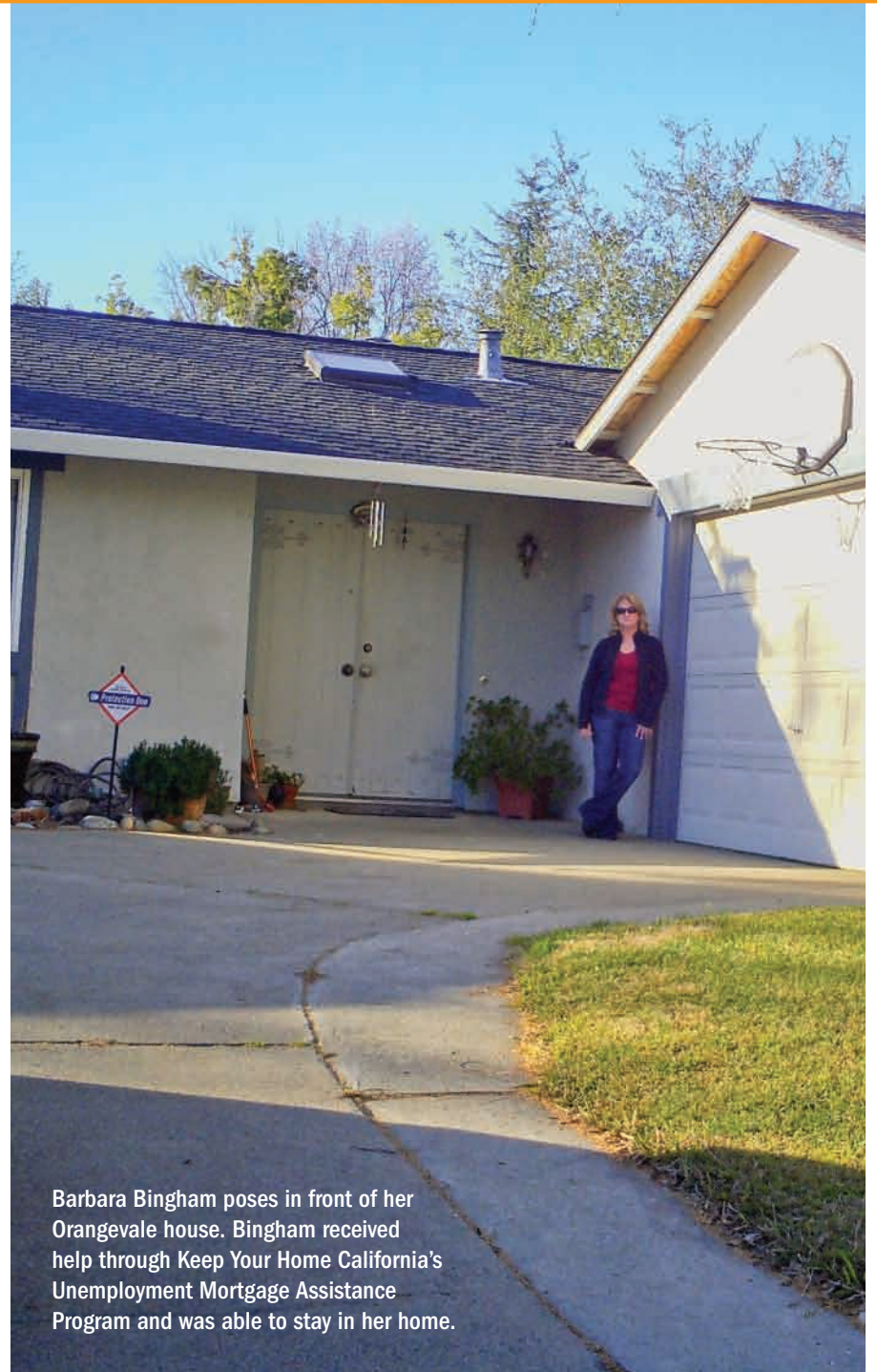
It wasn't until Hurtado received a flier included with his unemployment check stub that a solution presented itself in the form of Keep Your Home California. Hurtado says he didn't know much about the program, but he thought he'd give it a shot. At the time, he was only working temporarily and the money was not enough to cover his mortgage. Two months later, his temporary work ended, but he was approved for the program.

Today, Hurtado is employed full-time again and is paying off his mortgage. He recommends the program to anyone who may be facing losing their home to unemployment.

"If it hadn't been for the program, I would have lost my house," Hurtado says. "I really was drowning. It doesn't take that much time and when it finally kicked in, it helped a lot. They pretty much took me under their wing and made sure I was stable. They'll make sure you're well taken care of and keep you from losing your home."

"If it hadn't been for the [Keep Your Home California] program, I would have lost my house. I really was drowning."

GABRIEL HURTADO
HOMEOWNER



Barbara Bingham poses in front of her Orangevale house. Bingham received help through Keep Your Home California's Unemployment Mortgage Assistance Program and was able to stay in her home.

Unemployment Mortgage Assistance Program



The Unemployment Mortgage Assistance Program provides temporary mortgage payment assistance to homeowners who involuntarily lost their jobs and are receiving unemployment benefits from the California Employment Development Department. Assistance through the program can be as much as \$3,000 per month and last up to nine months to a maximum of \$27,000 per household. For more information, please call (888) 954-KEEP(5337).

CALL US!

888-954-KEEP(5337)

7 a.m. — 7 p.m. Weekdays

9 a.m. — 3 p.m. Saturdays

www.KeepYourHomeCalifornia.orgwww.ConservaTuCasaCalifornia.org

REDUCE THE BALANCE ON YOUR MORTGAGE LOAN

Principal Reduction Program

- »Offers as much as \$100,000 free assistance
- »For eligible homeowners who are suffering a financial hardship and owe more than their home is worth
- »Lowers principal balance and reduces monthly mortgage payments



Tracy Laughery poses with her husband, Tony, and their daughter, Danielle, outside of the house they were able to keep with help from a Keep Your Home California program.

It's the little things that make a white house with green trim a home — the cranberry juice stain that persists on the living room carpet, the faded rug that cushioned the fall of your 2-year-old after she took her first steps.

In October 2011, when the value of Tracy Laughery's home fell from \$420,000 to \$225,000, the idea of leaving her home and buying another house seemed wrong. "I grew up on this street. And my mom is across the street and is getting older, and you know, it has a nice yard for my little girl to play in. And, I'm just emotionally attached to the house. I don't know if it is because it's my first house, but I just didn't want to move anywhere else."

It's understandable that Tracy wouldn't want to leave her home. Her mother babysits her 7-year-old daughter, Danielle, every day while Tracy and her husband, Tony, are at work. There is enough room for her three cats, her tiny Chihuahua and her daughter to play without tearing everything apart. And, most importantly, there is enough space for her daughter's two fish tanks, the new home to countless multicolored baby fish.

So, Tracy turned to her mortgage company, hoping for some support. But, Tracy says, "The mortgage company was zero help, except for supplying the name Keep Your Home California. At first, I thought that whatever Keep Your Home California provided, the mortgage company would match it. Then they said, 'Oh no, we are not lowering your interest rate. We are not doing anything.'"

"Once I started the process with Keep Your Home California, it was ... simple and quick. I just wish I would have contacted them in October instead of waiting until March."

TRACY LAUGHERY HOMEOWNER

But even though the mortgage company recommended Keep Your Home California, she was skeptical. "I didn't contact them because I just figured it was like everything else. You know, where you make these payments then they don't do anything for you. There are a lot of snakes out there."

And everyone was giving her different advice. Just foreclose on the home. Walk away. Do a short sale. Just wait. Don't turn anything in yet. But finally, in March 2012, desperate, she approached Keep Your Home California for help.

With the Principal Reduction Program, Keep Your Home California was able to reduce Tracy and her family's loan by \$50,000, bringing her mortgage down to \$353,000. "Once I started the process with Keep Your Home California, it was simple and quick. I just wish I would have contacted them in October instead of waiting until March."

Tracy wants anyone going through a tough time to know, "If you want to keep your home, try Keep Your Home California."



The Principal Reduction Program

The Principal Reduction Program helps homeowners facing economic difficulty whose homes have seriously declined in value. With this program, eligible homeowners can receive up to \$100,000 in assistance from Keep Your Home California.

The program has helped more than 800 homeowners in California. Since the program's founding in 2011, the Principal Reduction Program has provided more than \$42 million in assistance to more than 850 California homeowners.

CATCH UP ON YOUR PAST-DUE PAYMENTS

Mortgage Reinstatement Assistance Program

- » Provides as much as \$25,000 free assistance
- » For eligible homeowners who have fallen at least two payments behind due to financial hardship
- » Helps homeowners catch up on their past-due mortgage payments

Three years ago, all Alpha Richards could think about was being homeless. “I didn’t want to be somebody who lost their home. I couldn’t be out on the street,” says Richards, now 63.

Richards moved to the high desert region of California in Yucca Valley after her sons grew up and left their Los Angeles home. She bought a property with a large amount of land to open up a ranch retreat for troubled girls. Richards explains that when she was 10, she was expelled from the New York City school district because she was acting out.

But her dream was put on hold as Richards, who was struggling with medical bills from years of bad health, could not afford the mortgage payments on the ranch property. Richards was in remission from bladder cancer and suffering from chronic asthma and fibromyalgia. She was receiving disability to support herself, but it was not enough. “I tried talking to so many different places and no one could help me. I had to jump through so many hoops,” she recalls. “Then I got connected to Keep Your Home California and everyone I talked to was so polite. ... In a matter of days, I was approved and learning how I could be saved from losing my home.”

The Mortgage Reinstatement Assistance Program made it possible for Richards to keep her ranch property and helped her catch up on her mortgage payments.

Richards says the Keep Your Home California staff made everything easy for her. She was able to communicate with them via email. “I really felt like the staff

was trying to help me. They really do care.” Richards says she even wrote a letter praising the woman who worked with her through the process of being approved for the Mortgage Reinstatement Assistance Program. She recommends Keep Your Home California to anybody who is eligible and struggling to stay in their home.

“Because of Keep Your Home California, I just feel free — I’m not in limbo anymore. It’s saved my life.”

ALPHA RICHARDS
HOMEOWNER

Today, Richards is working to be a spiritual counselor and really taking the time to concentrate on her health. “Because of Keep Your Home California, I just feel free — I’m not in limbo anymore. It’s saved my life.”

Richards is thankful for Keep Your Home California helping her stay in a place that can be a respite for young women. Continuing on the path to creating her ranch retreat, Richards is working on getting credentials to open a nonprofit and renovating her property, which now houses chickens, a compost site and a large garden. She says she is making her mortgage payments on time and is even a payment ahead.



Alpha Richards, 63, got assistance paying her mortgage through Keep Your Home California. Richards is now building a ranch retreat for troubled girls.

Mortgage Reinstatement Assistance Program



The Mortgage Reinstatement Assistance Program helps eligible homeowners who have experienced financial hardship and have fallen behind on their mortgage payments. MRAP provides assistance so these homeowners can reinstate their past due first mortgage loan.

Benefit assistance through MRAP can be a one-time payment of up to \$25,000 to cover principal, interest, taxes and insurance, as well as any homeowner’s association dues.



A GRACEFUL EXIT FROM HOMEOWNERSHIP

Transition Assistance Program

- » Offers up to \$5,000 free assistance
- » For homeowners who agree to a short sale or deed-in-lieu of foreclosure
- » Helps cover relocation costs such as moving, rent and security deposit

Even though Keep Your Home California has several different programs to help homeowners stay at their current address, sometimes a short sale or deed-in-lieu of foreclosure is the best option.

“It’s never an easy decision, but many struggling families are realizing that homeownership is just not a good fit for them right now,” says Keep Your Home California Program Director, Diane Richardson.

But moving to a new housing situation can come with its own costs — security deposit, renting a moving truck or coming up with the first month’s rent.

“The funds provided through our Transition Assistance Program can make a difficult situation much less stressful.”

DIANE RICHARDSON
KEEP YOUR HOME CALIFORNIA PROGRAM DIRECTOR

The Transition Assistance Program is there to help cover those costs, up to \$5,000 for qualifying households. The one-time payment ensures a smooth transition to your new living situation.

“The funds provided through our Transition Assistance Program can make a difficult situation much less stressful,” Richardson says.

Homeowners will be required to occupy and maintain the property until the home is sold or returned to the lender, as negotiated.

Even if other programs such as Unemployment Mortgage Assistance or Principal Reduction were utilized, homeowners still can qualify for Transition Assistance, as long as the program benefit cap of \$100,000 has not been reached.

Transition Assistance Program



The Transition Assistance Program (TAP) provides one-time funds to help eligible homeowners relocate into a new housing situation after executing a short sale or deed-in-lieu of foreclosure. With this program, qualifying homeowners could receive up to \$5,000 in assistance from Keep Your Home California.

Since it started in 2011, TAP has granted \$800,000 in assistance to California homeowners.

Find more resources online

Visit www.KeepYourHomeCalifornia.org or www.ConservaTuCasaCalifornia.org for all kinds of useful tools, resources and valuable program information about Keep Your Home California.

- See a list of over 100 participating servicers
- Follow us on social media
- See a complete set of frequent questions and answers
- Check out a comprehensive list of various foreclosure prevention events across the state
- View a welcome video that offers a complete overview of the programs, requirements and assistance provided



**KEEP
YOUR
HOME**
CALIFORNIA™

TAKE A STEP IN THE RIGHT DIRECTION

WITH KEEP YOUR HOME CALIFORNIA

For more information

The Keep Your Home California counseling center can answer questions in virtually any language – all for free.

CALL US!
888-954-KEEP(5337)
7 a.m. – 7 p.m. Weekdays
9 a.m. – 3 p.m. Saturdays
www.KeepYourHomeCalifornia.org
www.ConservaTuCasaCalifornia.org

Apply in person

In addition to applying toll-free by phone, homeowners can also apply for Keep Your Home California assistance in person at select HUD-approved housing counseling agencies. There are over 40 nonprofit housing counseling agencies across the state that have certified Keep Your Home California counselors ready to help you process your application. These counselors can also help you qualify for participation in other modification programs and can recommend a course of action based on your unique circumstances. For more information and a complete list of the HUD-approved housing counseling agencies that provide Keep Your Home California counseling, please visit:
www.KeepYourHomeCalifornia.org/meet-with-a-counselor

INCOME REQUIREMENTS:

Keep Your Home California programs are designed for low to moderate income homeowners. Your household income cannot exceed these limits.

COUNTY	INCOME	COUNTY	INCOME
Alameda	\$112,200	Orange	\$102,350
Alpine	\$101,750	Placer	\$91,300
Amador	\$81,250	Plumas	\$69,500
Butte	\$70,450	Riverside	\$75,950
Calaveras	\$83,650	Sacramento	\$91,300
Colusa	\$69,500	San Benito	\$95,150
Contra Costa	\$112,200	San Bernardino	\$75,950
Del Norte	\$69,500	San Diego	\$91,100
El Dorado	\$91,300	San Francisco	\$123,600
Fresno	\$69,500	San Joaquin	\$79,550
Glenn	\$69,500	San Luis Obispo	\$90,500
Humboldt	\$69,500	San Mateo	\$123,600
Imperial	\$69,500	Santa Barbara	\$87,950
Inyo	\$78,600	Santa Clara	\$126,000
Kern	\$69,500	Santa Cruz	\$104,400
Kings	\$69,500	Shasta	\$70,800
Lake	\$69,500	Sierra	\$86,150
Lassen	\$74,050	Siskiyou	\$69,500
Los Angeles	\$77,750	Solano	\$99,100
Madera	\$69,500	Sonoma	\$99,100
Marin	\$123,600	Stanislaus	\$74,400
Mariposa	\$71,400	Sutter	\$71,300
Mendocino	\$69,500	Tehama	\$69,500
Merced	\$69,500	Trinity	\$69,500
Modoc	\$69,500	Tulare	\$69,500
Mono	\$90,600	Tuolumne	\$80,050
Monterey	\$82,450	Ventura	\$107,150
Napa	\$103,300	Yolo	\$92,300
Nevada	\$87,100	Yuba	\$71,300