

Foreclosure Prevention Services for Lake County Municipalities & Townships October 2008

The Affordable Housing Corporation of Lake County (AHC), a HUD-certified nonprofit agency, has free foreclosure prevention services available for your residents. Please help us get the word out by posting the enclosed flyer or including a blurb about us in your newsletter or website.

For your information, AHC also free programs that can benefit residents and improve neighborhoods:

- *Mortgage assistance products* that provide safe, reputable loans that lower monthly payments and help with downpayment in today's tough financing market.
- *Home improvement programs*, including extremely low-cost financing options and technical assistance to insure quality work is done by reputable contractors at a fair price.
- *Homebuyer education classes and individual counseling* to help buyers navigate the complex home purchase process and overcome credit and debt issues.

Please Help Us Get the Word Out

Feature AHC in your newsletter or on your website so that residents that municipal employees know these services are available to them.

RECEIVED

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FOX RIVER GROVE

Affordable Housing Corporation of Lake County Sample Announcements For Your Newsletter and Website

Call 847/263-7478 if you would like to receive an electronic copy of these announcements to save yourself the effort of re-typing.

Are You Behind on Your Mortgage Payments? Free education classes and confidential counseling is available from the Affordable Housing Corporation, a local nonprofit agency. We can help you understand your rights and options and even intervene with your mortgage lender on your behalf to create a workout plan. Note that AHC does not have money to give away to homeowners. For more information, log onto www.ahclc.org or call 847/263-7478.

Low-Interest Mortgages Available for Lake County Homebuyers. Buying a home in expensive Lake County can make the American Dream seem like the impossible dream. Fortunately, Lake County offers help from a nonprofit agency you can trust. The Affordable Housing Corporation helps homebuyers lower their monthly mortgage payments by as much as \$275 per month through a mortgage package that includes up to \$50,000 in assistance for downpayment and closing costs, as well as a below market interest rate loan with no mortgage insurance. AHC also offers home buyer education classes, and individual counseling for those struggling with credit and debt issues. For more information, log onto www.ahclc.org or call 847/263-7478.

Do You Have Home Repair or Home Improvement Needs? Help is available for homeowners dealing with all kinds of repair and improvement needs. Electrical, plumbing, heating, water, sewer, windows, roofs, making your home handicap accessible, and much more. The Affordable Housing Corporation of Lake County, a nonprofit community agency, helps eligible homeowners with low-cost financing. Depending on your circumstances, you may be eligible for one or a combination of the following:

- A 0-% interest loan, usually no more than \$30,000, with no payments due until you sell the home, transfer title, or get a cash-out refinance.
- A 15-year fixed loan of up to \$25,000 with an interest rate typically less than half of what is offered by the marketplace (guaranteed rate of 2.50% through 12/31/08).

AHC even provides free technical assistance to insure the work is done properly by reputable contractors. For more information, log onto www.ahclc.org or call 847/263-7478.

Looking to buy a home or to make home repairs and improvements? The Affordable Housing Corporation, a local nonprofit agency, offers a variety of low-interest loans, grants and education programs that can help. For more information, log onto www.ahclc.org or call 847/263-7478.

Behind on Your Mortgage Payments? *Don't lose your home to foreclosure!*

While AHC does not have money to give you to help make your mortgage payments, our foreclosure prevention educational classes and counseling services can provide you with the following:

- Intervention with your mortgage lender to help you create a manageable repayment plan (where appropriate).
- Teaches you your rights and options.
- Teaches you how the foreclosure process works and what to expect.
- Guidance in creating a crisis budget.
- Referrals to other organizations that may be of help.
- Guidance and support in forming a plan of action.

Upcoming Class Schedule

Thursday, November 6, 2008: 6:30pm - 7:30pm

Saturday, November 22, 2008: 8:30am - 9:30am

Thursday, December 4, 2008: 6:30pm - 7:30pm

Tuesday, December 16, 2008: 6:30pm - 7:30pm

Provided free of charge to all Lake County residents.

**Call AHC at 847/263-7478
or visit www.ahclc.org for more information.**