

Foreclosure Avoidance Resources for Gwinnett County Homeowners



It is no secret that many homeowners have experienced foreclosures in Gwinnett County during the past five years. As foreclosures have continued to occur, Gwinnett County is providing this information to help homeowners understand the foreclosure process and steps that can be taken to avoid foreclosure.

Have you missed making your house payment?

Haven't missed a house payment yet, but afraid you might?

Has your financial situation changed due to a mortgage payment increase, loss of job, divorce, medical expenses, increase in taxes, or other reasons?

Is it getting harder to make your mortgage payment each month?

Is your credit card debt becoming unmanageable?

Are you using your credit cards to buy groceries?

Is it getting difficult to pay all your monthly bills on time?

If you answered

yes

to one or more of
these questions,
you could be facing a
potential foreclosure.

Here are some tips to avoid foreclosure:

- Don't ignore the problem
- Read HUD's [Tips for Avoiding Foreclosure](#)
- Before a mortgage company initiates the foreclosure process, contact a **HUD-approved housing counseling agency** near you or call toll free 800.569.4287 or 888.895.HOPE to find an agency near you
 - Fortunately, one of the HUD approved housing counseling agencies is located in Gwinnett County: The IMPACT! Group. Call them at 678.808.4477 or visit www.theimpactgroup.org
 - In addition to receiving advice on foreclosure avoidance and assistance in dealing with lenders, homeowners receiving housing counseling will also obtain knowledge on learning your mortgage rights and details about the foreclosure process in Georgia. Before contacting a Housing Counselor, read your loan documents to be better prepared for counseling
- Open and respond to all mail from your mortgage lender
- Contact your mortgage lender immediately
- Be sure to check out anyone who is offering to assist you with a mortgage modification. Consult a HUD-approved housing agency or your mortgage lender before signing any agreement or making any payments to a third party
- It is important to know that few people think they will lose their home; they think they have more time to get current with their payments or seek another solution to a potential foreclosure

Web Resources

For resources on how to avoid foreclosure, click the links below:

Housing and Urban Development (HUD)

- [Avoiding foreclosure](#)
- [Tips for avoiding foreclosure](#)
- [Save your home](#)

Avoid Foreclosure: Georgia (HUD Atlanta office)

- [Avoid Foreclosure: Georgia](#)

Foreclosure risk brochure

- [Are You At Risk of Foreclosure?](#)



Georgia Foreclosure Process

Here is how the foreclosure process works in Georgia for most homeowners:

First month missed payment: Most lenders will contact you by letter or phone. Consult a housing counselor now; do not wait, even if your lender has not contacted you!

Second month missed payment: Your lender will likely start calling you to discuss why you have not made your payments. It is very important to take the lender's phone calls. Talk to your lender and explain your situation and what you are trying to do to resolve it. At this time, you still may be able to make one payment to prevent yourself from falling three months behind. Consult a housing counselor now; don't wait!

Third month missed payment: After the third payment is missed, you will receive a "Demand Letter" or "Notice to Accelerate" from your lender stating that you are delinquent and you have 30 days to bring your mortgage current.

If you do not pay the specific amount or make some type of arrangements by the given date, the lender may begin foreclosure proceedings. The lender is unlikely to accept less than the total due, without arrangements if you receive this letter from the lender. You still have time to work something out with your lender and housing counselors can assist homeowners with this process.

Fourth month missed payment: Now you are nearing the end of time allowed in your Demand Letter or Notice to Accelerate. When the 30 days ends, if you have not paid the full amount or worked out arrangements you will be referred to the lender's attorneys. You may incur attorney fees as a part of your delinquency. Housing counselors can assist homeowners with this process.

Sale of your home: The lender's attorney will schedule a Sale. This is the actual date of foreclosure. You may be notified of the date by mail, a notice taped to your door; and the same will be advertised in the Gwinnett Daily Post in legal advertisements in the Thursday editions of the newspaper. The sale is normally held the first Tuesday of the month at the front entrance to the Gwinnett Justice and Administration Center; after the notice of foreclosure and sale advertisement has been published for four consecutive Thursdays. The foreclosure date is not the move-out date in all cases, but the date is near. You have until the date of sale to make arrangements with your lender; or pay the total owed, including any applicable attorney fees.

Important: Stay in contact with your lender and get assistance as early as possible.

Gwinnett County Government

www.gwinnettcountry.com

Phone: 770.822.8000

For more information about Gwinnett County housing programs funded by HUD, call 770.822.5190 or e-mail gchcd@gwinnettcountry.com

Other Helpful Service Links for Gwinnett County Residents

The Impact Group
www.theimpactgroup.org
Phone: 678.808.4477

Gwinnett Coalition for Health and Human Services
www.gwinnettcoalition.org
Hotline: 770.995.3339