

## How Do I Apply?

For more information phone 1-800-CALL-FHA (1-800-225-5342).

## Are There Any Programs for People Already in Foreclosure?

It is possible that *FHASecure* may help homeowners already in foreclosure but each situation is unique and depends upon the value of your home and how much you owe, and if the lender is willing to offer a second mortgage. Homeowners facing foreclosure are strongly encouraged to talk with their lenders, possibly with the assistance of a HUD-approved housing counseling agency, to determine the best course of action. To find a HUD-approved housing counseling agency, call 1-800-569-4287.

The information contained in this brochure only applies in the State of Georgia. The information contained herein is correct as of September 2008. This brochure is intended as information only and does not constitute legal advice. Anyone seeking legal advice should consult an attorney.

# Struggling to Pay Your Mortgage?



**If you have an adjustable rate mortgage coming due or if your interest rate is already too high, you may be able to refinance your mortgage using the *FHASecure* program offered by the Federal Housing Administration (FHA).**

## **What Is FHA Secure?**

FHA Secure is a refinancing option that gives homeowners with non-FHA adjustable rate mortgages (ARMs) the ability to refinance into a FHA-insured mortgage. With *FHA Secure*, the lender will not automatically disqualify you because you are delinquent on your loan, and the lender may offer you a second mortgage to make up the difference between the value of your property and what you owe. Any homeowner who is current on their mortgage can refinance to a FHA insured loan at any time if it makes financial sense for them to do so.

## **How Can FHA Secure Help Me?**

By refinancing into a FHA-insured mortgage, you can expect to pay lower monthly mortgage payments.

FHA insured mortgages do not allow for prepayment penalties, teaser rates or balloon payments. They are offered at market rate with terms up to 30 years and are fully amortized, meaning that you pay towards principal and interest every month. With *FHA Secure*, the lender will not automatically disqualify you because you are delinquent on your loan, and the lender may offer you a second mortgage to make up the difference between the value of your property and what you owe, including standard refinancing costs.

## **Who Is Eligible?**

If you are current on your mortgage and have sufficient income to make the mortgage payment, you are eligible for an *FHA Secure* refinance. If you are delinquent, the default must have been due to the

payment shock of an interest rate reset or, in the case of an Option ARM, the "recasting" of the mortgage to fully amortizing.

## **How Far Behind Can You Be on a Mortgage to Qualify?**

There isn't a limit on how far behind you can be on your mortgage or how many payments you've missed. Whether you're current, one month behind or multiple payments behind, the amount you can refinance will depend on the value of your property and how much you owe and if the lender, or another eligible source, is willing to take back a second mortgage to help bridge the gap between what is owed and your home's value.