

# KNOW YOUR RIGHTS: BEWARE OF DEED THEFT & LOAN MODIFICATION SCAMS

If you're behind on your mortgage, beware of scammers asking you for money up front for a loan modification or looking to scam you out of your home.

## PROTECT YOURSELF!

- **DON'T** agree to upfront fees. These are almost always illegal. Loan modification companies should only be paid **after** you've received a modification.
- **DON'T** trust a loan modification company that "guarantees" a modification. Banks don't always have to modify your mortgage, but free and trustworthy services are available to help you apply for a modification that could get you a lower monthly payment.
- **DON'T** follow advice to stop making your mortgage payments or to default when you are current.
- **DON'T** send your mortgage payment to anyone other than the company that sends you your mortgage statements.
- **DON'T** sign any papers turning over your deed or transfer ownership of your home to a loan modification company.
- **DON'T** agree to sell any part of a home you inherited without first seeking advice from a lawyer that you know and trust.

## FREE LEGAL HELP IS AVAILABLE!

- Look for a HUD-approved housing counselor or a legal services organization.
- Legal Services NYC assists homeowners with answers, legal representation, and other services to prevent home loss. There is no fee for our services.



# 917-661-4500

Legal Services NYC | 40 Worth Street, Suite 606, New York | [legalservicesnyc.org](http://legalservicesnyc.org)

\* The information in this factsheet does not constitute legal advice.