

Don't Fall for Bogus Loan Modification Specialists

- Verify the company you are working with is properly licensed by the MLD.
- Do not be pressured into signing a contract without reading and understanding it first.
- Get everything in writing.
- Beware of someone requesting upfront fees.
- Avoid any business that:
 - Guarantees to stop the foreclosure process.
 - Instructs you not to contact your lender, lawyer or credit or housing counselor.
 - Encourages you to sell your house and lease it back.
 - Recommends that you make your mortgage payments directly to it, rather than your lender.
 - Urges you to transfer your property deed or title to it.

Division of Mortgage Lending

The Division of Mortgage Lending licenses and regulates mortgage brokers, mortgage bankers, mortgage agents, escrow agencies and agents and covered service providers. Through examinations of licensees and investigations of consumer complaints and firm, but fair, enforcement of chapters 645A, 645B, 645E and 645F of Nevada Revised Statutes, the Division ensures compliance with law, safeguards public interests and promotes professionalism, education and ethics in the mortgage lending, escrow, and foreclosure and loan modification consultant industry.

Mission:

To promote professionalism, education and ethics in the mortgage lending, escrow, and foreclosure and loan modification consultant industry through firm, but fair, enforcement, safeguarding public interests and providing consumers with a complaint resolution process.



**State of Nevada
Department of Business & Industry
Division of Mortgage Lending**

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State of Nevada Department of Business & Industry Division of Mortgage Lending



**Investigate
Get the Facts**

**Avoid Being A Victim
of
Mortgage
And
Foreclosure Fraud**

DON'T BE A VICTIM

The nationwide housing crisis has affected Nevada homeowners particularly hard. As a result, many Nevadans are seeking guidance and assistance from professional housing or financial counselors.

Though there are numerous legitimate resources available to assist homeowners in Nevada, there are also, unfortunately, many unscrupulous and dishonest groups or individuals using the opportunity to take advantage of homeowners looking for help and solutions.

Don't be a victim! Arm yourself with knowledge and make sure that any group or individual that you seek guidance or assistance from is looking out for your best interests.

Resources:

- Nevada Foreclosure Help
www.foreclosurehelp.nv.gov
- Federal Trade Commission
www.ftc.gov
- Housing & Urban Development
www.hud.gov
- Nevada Fight Fraud
www.fightfraud.nv.gov

Questions:

Talk to the Division's

Investigative Person of the Day

702-486-0782.



Talk With a HUD- Approved Housing Counselor

There is no charge to work with a HUD-approved counseling agency.

A HUD-approved housing counselor will be able to:

- Talk to you about your situation and help you decide what options are best for you.
- Explain what documents you will need to provide to your mortgage company and may be able to contact the mortgage company on your behalf.
- Help you make a budget that will show you how to meet your monthly mortgage payment and other expenses.
- Provide budget and financial management guidance.
- Provide you with information about local resources that may be helpful to you.

To locate a HUD-Approved Housing Counselor near you, search online at <http://www.hud.gov/offices/hsg/sfh/hcc/hcs.cfm>, or call HUD's interactive voice system at (800) 569-4287.

File a Complaint



If you feel you have been a victim of mortgage fraud or an unscrupulous loan modification specialist, you are encouraged to file a complaint with the Division of Mortgage Lending.

Complaint forms may be obtained on-line at www.mld.nv.gov or by contacting the Division at (702) 486-0782.

Thoroughly completed complaint forms describing the facts of the case, dates of the transaction, names of persons spoken to, along with copies of supporting documentation such as signed contracts, cancelled checks, and receipts for payments are necessary to support the Division's investigation into a case.

The complaint form and all documentation may be submitted to the Division of Mortgage Lending by mail at 7220 Bermuda Road, Suite A, Las Vegas, NV 89119, by fax to (702) 486-0785 or by e-mail to MLDInfo@mld.nv.gov.