

Following are ten warning signs of a mortgage modification scam:

- "Pay us \$1,000, and we'll save your home." Some legitimate housing counselors may charge small fees, but fees that amount to thousands of dollars are likely a sign of potential fraud -- especially if they are charged up-front, before the "counselor" has done any work for you.
- "I guarantee I will save your home -- trust me." Unrealistic promises are a sign that the person making them will not consider your particular circumstances and is unlikely to provide services that will actually help you.
- "Sign over your home, and we'll let you stay in it." Signing over the deed to another person gives that person the power to evict you, raise your rent, or sell the house. Although you will no longer own your home, you still will be legally responsible for paying the mortgage on it.
- "Stop paying your mortgage." Do not trust anyone who tells you to stop making payments to your lender and servicer, even if that person says it will be done for you.
- "If your lender calls, don't talk to them." Your lender should be your first point of contact for negotiating a repayment plan, modification, or short sale.
- "Your lender never had the legal authority to make a loan." These scammers use sham legal arguments to claim that you are not obligated to pay your mortgage. These arguments don't work.
- "Just sign this now; we'll fill in the blanks later." Take the time to read and understand anything you sign.
- "Call 1-800-Fed-Loan." Some companies trick borrowers into believing that they are affiliated with or are approved by the government.
- "File for bankruptcy and keep your home." Filing bankruptcy only temporarily stops foreclosure.
- "Why haven't you replied to our offer? Do you want to live on the streets?" High-pressure tactics signal trouble.

For more information visit the Comptroller of the Currency, click [here](#).