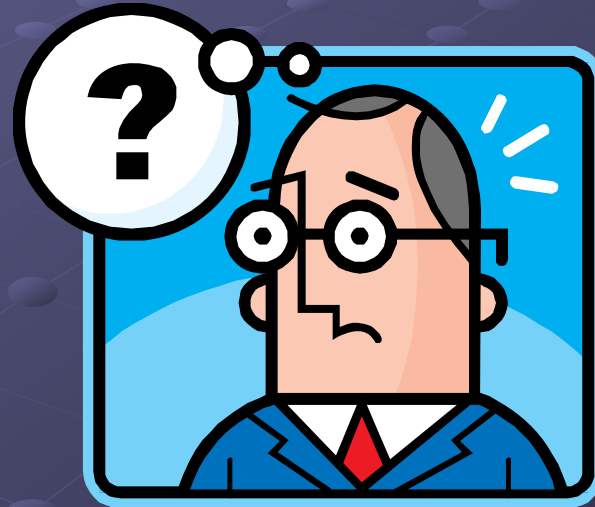


Top 10 Foreclosure Questions

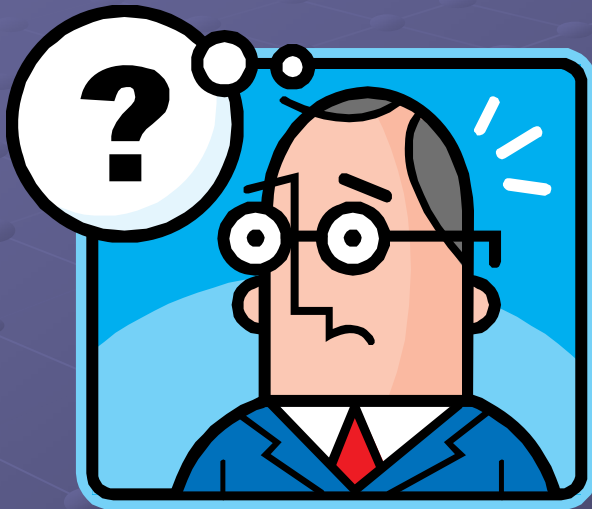
Charleston County Master-In-Equity
Honorable Mikell R. Scarborough
100 Broad Street Suite 266

1. How does the foreclosure process work?

- Mortgage default
- Filing
- HAMP eligibility
- Hearing
- Sale

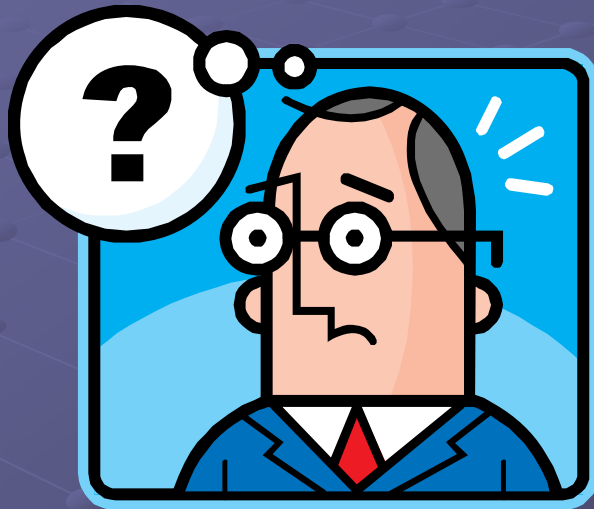


2. What is HMP?



- Home Affordable Modification Program
- Eligibility/Non-eligibility
- Other programs

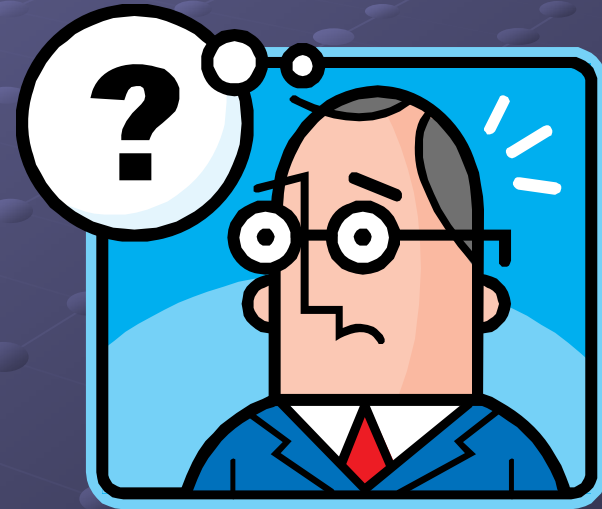
3. What is a deficiency judgment?



- Deficiency v. Waiver of Deficiency
- Impact post-sale

4. Once the foreclosure process begins, how long do I own the house?

- Sale
- Compliance
- Deed
- Eviction

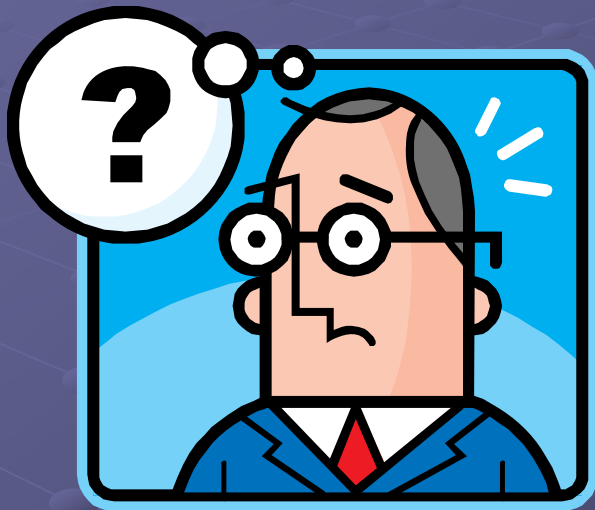


5. Once the foreclosure process begins is there any way to save my house?

- Loan Modification
- Loss Mitigation
- Forbearance Agreement
- Short Sale
- Reinstatement



6. Should I attend my foreclosure hearing?



- Not required
- Benefits of attending hearing

7. What is a short sale?

- Short sale
- Approval by lender(s)
- Tax ramifications

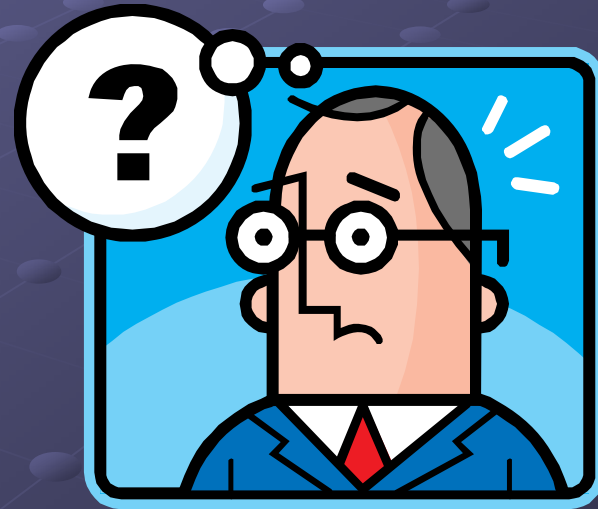


8. If I cannot afford an attorney are there any other options?

- Family Services, Inc. (Mortgage Foreclosure Assistance)
- Free Service
- Primary residences ONLY
- Cannot assist owners of mobile homes, rental properties or tenants
- Contact: 843-744-1384 or www.fsisc.org

9. What if I am a tenant?

- Protecting Tenants in Foreclosure Act
- Valid written lease
- 90 days v. End of lease term
- Section 8 Housing



10. How do I track the foreclosure sales?

- [Foreclosure Auction List](#)

