

NOTICE OF DEFAULT (NOD)? **YOU'RE NOT ALONE** AND YOU'RE NOT OUT OF OPTIONS

What is a Notice of Default?

A **Notice of Default (NOD)** is a public notice that your mortgage lender has started the foreclosure process. It means you've missed payments and your loan is officially in default — but it doesn't mean you've lost your home.

You still have time and legal rights to resolve the situation.

What Happens Next?

Once the NOD is filed:

- You have **at least 3 months** to bring your loan current.
- Your lender **cannot schedule a sale** of your home during this time.
- You may still apply for loan modification, sell your home, or pursue other options.

What Are Your Options?

- **Reinstate Your Loan** – Catch up on missed payments and stop foreclosure.
- **Loan Modification** – Adjust your terms for more manageable payments.
- **Sell Your Home** – Pay off your loan and potentially walk away with equity.
- **Short Sale** – Sell for less than what you owe, with lender approval.
- **Deed-in-Lieu** – Voluntarily transfer ownership back to the lender.
- **Refinance** – Pay off your current loan with a new one, if eligible.

Why Acting Now Matters

Doing nothing can lead to foreclosure, credit damage, and loss of your home.

Taking action early can save your equity, credit, and options.

I'm Here to Help

I specialize in helping homeowners navigate tough situations like this. Whether you're considering a sale, short sale, or just have questions about your next move — **I'm here to guide you through the process.**

This flyer is for general educational purposes only and may not apply to all situations. Foreclosure timelines and legal rights vary based on loan type, lender policies, and state or federal law. It does not constitute legal, tax, or financial advice. Please consult a licensed real estate attorney, your lender, or a HUD-approved housing counselor to understand your specific rights and options.