

Don't Walk Away



Key Reasons for Property Owners to Avoid Foreclosure

Minimizing damage to the credit.

Foreclosure and bankruptcy are public records that cause fatal damage to credit scores (foreclosure up to 7 years and bankruptcy up to 10 years).

Maintaining control and integrity.

Eviction is an unpleasant experience where the borrower is forced to lose the house against his/her will.

Other Ways Foreclosure Can Affect You:

Current employment: Employers have the right and are actively checking the credit regularly of all employees who are in sensitive position. A foreclosure in many cases is ground to immediate reassignment or termination.

Future employment: Many employers are requiring credit checks on all job applications. A foreclosure is one of the most detrimental credit items an applicant can have and in most cases will challenge employment.

Typical Reasons for a Short Sale:

Loss of Income	58.3%
Illness/Medical	13.2%
Divorce	8.4%
Investment Property	6.1%
Low regard for ownership	5.5%
Death	3.6%
Payment adjustments	1.4%
Other	3.5%

Despite rumors, banks will not be 'over-looking' foreclosures because of the overall market decline nationally.



John and Joanna Kloc

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Re/Max Achievers

Direct: (480) 223-3400

**Know your options,
make the right
decision for you!**

**Are you behind, or starting to
fall behind on your
bills or mortgage?**

**Are you in foreclosure
or pre-foreclosure?**

Auction date close?

We can still help!

**Call for a no-cost, no-obligation
consultation today!**



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**Lose Your Home =
Lose Your Job???**

Foreclosure is the most challenging issue against a security clearance outside a conviction of serious misdemeanor or felony. If you are a police officer, in the military, CIA, security or any other position that requires a security clearance, in almost all cases the clearance will be revoked and the position terminated.

**A Short Sale On It's Own
Does Not Challenge Most
Security Clearances.**

Short Sale

- Home ownership in 2 years
- No challenge to employment
- Less credit damage
- No garnishment
- Less risk

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