

MEET LISA M. CARTER



For all of you who are already familiar with the housing counselors at Belair-Edison Neighborhoods, Inc., there is a new addition to the group. My name is Lisa M. Carter, and I am the Foreclosure Prevention Specialist.

So, what is a Foreclosure Prevention Specialist anyway? Well, let me explain the role that I will be playing at BENI. I'm here to help anyone that may be falling behind on their mortgage and possibly facing foreclosure.

In these difficult economic times, the fear of falling behind on your mortgage or other household bills might be hitting pretty close to home. My job is to help you with budgeting and communicating with your lender. Communicating with your lender, which includes writing an effective hardship letter, is crucial. The lender may have various options available to help make your mortgage more affordable.

You may think that lenders won't work with you,

but they really don't want to own your home. Many of them have programs in place that are designed to get you back on track with your mortgage and keep you in your home.

Still, working through these programs can be complicated and occasionally frustrating. That's where a housing counselor at a HUD approved nonprofit housing counseling agency, like Belair-Edison Neighborhoods, Inc., can help.

I am part of a team of experienced professionals who will educate you about your options and facilitate the negotiation process with your lender.

I personally have over eight years in the housing industry. I worked for four years as a loan officer, as well as five years as a real estate agent. I am also a certified Freddie Mac credit counselor. During my time as a loan officer, I did credit counseling as well as home buyer seminars. I even taught the state pre-licensing class to become a loan originator.

Facing foreclosure can be a very scary situation, but I hope it is comforting to know that we are here to help. In reviewing your loan documents, we'll make sure that you were not the victim of a predatory loan and that we get the best results possible from your mortgage servicer.

Here at BENI, we don't just help you get into the home of your dreams; we will work with you to stay there for years to come. It is my great honor and privilege to be working here, and I look forward to working with you.

If you have recently fallen behind on your mortgage for whatever reason, and you are juggling bills every month, we may be able to help. Give us a call at 410-485-8422.

WHAT TO DO IF YOU HAVE FALLEN BEHIND ON YOUR MORTGAGE:

- Call your lender.
- Call a HUD-approved nonprofit housing counseling agency.
- Write a letter describing your hardship (loss of income, illness in the family, etc.).
- Review and prioritize your budget.
- DO NOT pay a 3rd party for a loan modification -- it is probably a scam.