



## Avoiding Foreclosure Guide

### Going through a financial hardship?

If you are unable to afford your LCCU mortgage or home equity payments, but want to avoid foreclosure, we can assist you with finding solutions. There are many options that may be available to you depending on the type of loan you have with LCCU.

- LCCU may be able to modify your loan in order to make your payments more affordable.
- LCCU may be able to provide you with special forbearance, in light of your current circumstances.
- You may be able to sell your home and repay the mortgage or home equity loan. If your home's value is less than your outstanding loan balance, LCCU may be willing to accept less money than you owe and develop a repayment plan for the remaining amount due.

**We want to help our members that may be experiencing a financial hardship. Please contact us as soon as possible if you are unable to make your Mortgage or Home Equity payments.**

### What to do

In order for us to evaluate your eligibility for the options listed above, please have the following documents available to mail or fax to LCCU:

- Hardship letter: Provide a letter detailing the events that have made it difficult for you to make your payments.
- Employment/Income Verification: Provide a copy of the last (2) paycheck stubs for each borrower. If self-employed, provide an income statement showing the past (2) months of income.
- Bank Statements: Provide a copy of the last (2) months of complete bank statements for all borrowers. If you are self employed, provide (6) months of bank statements along with your most recent year-end Profit & Loss (P&L).
- Financial Form: Complete a Financial Evaluation Form and include with your submission. [Click here](#) to fill out and email or print the form.
- Copy of Lease Agreement: If properties are rented/leased to others, provide a copy of the most recent rental/lease contracts.

LCCU's mailing address is P.O. Box 1108, Camas, WA 98607, our email address is [loan.workout@lacamas.org](mailto:loan.workout@lacamas.org), and our fax number is 360.817.5949, attn: Loan Workout Department. Any form of returning information electronically is at the borrower's discretion.

### Contact Us with Questions

Call 360.834.3611, toll-free at 888.834.3611, extension 5917, or you can email us at [loan.workout@lacamas.org](mailto:loan.workout@lacamas.org).

### Other Resources

You may contact **the Housing and Urban Development (HUD)** at 800-569-4287 to find a HUD certified housing counseling agency and the **Washington State Department of Financial Institutions** at 877-894-4663 to find a certified housing counseling agency.