

## How Do I Spot Loan Modification Scammers?

Not everyone who claims to help you modify your mortgage loan is legitimate. Scams aren't always easy to spot, but it helps if you know the warning signs.

### A loan modification scammer may:

- **Ask for a fee in advance to work with your lender.** They may pocket your money and do nothing. HUD-approved counseling programs never charge fees.
- **Guarantee they can stop a foreclosure** or get your loan modified. No one can make that promise.
- **Advise you to stop paying your mortgage lender** and pay them instead. Never send a mortgage payment to anyone other than your mortgage lender.
- **Pressure you to sign** over the deed to your home or any paperwork that you haven't read or don't understand.
- **Claim to offer "official government" loan modifications.** Contact your mortgage lender first. They can tell you whether you qualify for any programs to prevent foreclosure.
- **Ask you to release personal financial information.** You should only give this type of information to companies that you know and trust, like your mortgage lender or a HUD-approved counseling agency.



**Do you think you may be a victim of a loan modification scam?  
Contact HOME at 804.354.0641 or help@phoneHOME.org**

## What Do I Need to Know About Payday and Car Title Loans?



**Payday loans** are short-term high-cost loans. You give the lender a check with the amount you wish to borrow plus interest. The average interest rate for a payday loan is 316%. Which means if you borrow \$300 you will pay back \$374.30.

To get a **car title loan**, a borrower must have full title to the car. The borrower then gives 50% of the value of the car to the lender in exchange for a loan. If you cannot repay the loan, the lender repossesses the car. These are very expensive loans. If you borrow \$700 for 4 months, you would pay back approximately \$1,316.

### Here are some facts you need to know:

- A payday or car title lender cannot harass or threaten you with criminal prosecution for not paying back your loan.
- Internet payday loans are illegal and unenforceable.
- Payday lenders and car title lenders cannot make loans to members of the military or their immediate family.
- You have the right to make partial payments on your payday loan.
- Interest rates on car title loans may be capped between 15%-22% depending on the amount of the loan.
- Car title lenders must give 15 day notice before selling the car after repossession.

**Do you have an internet payday loan or a line of credit loan from a former payday lender? Do you simply have questions or need help?  
Call the predatory lending hotline at 866.830.4501**

## How Do Fair Housing Laws Protect Me?

Discrimination affects everyone and fair housing laws apply to us all. Together, the Virginia and federal fair housing laws prohibit discrimination in housing-related transactions (rental, sales, lending, insurance, zoning) based on the protected classes of: **race, color, religion** (any religion or no religion), **national origin, gender, familial status** (presence of children under 18), **disability, and elderliness** (55 years or older).



### Here are some examples of fair housing violations:

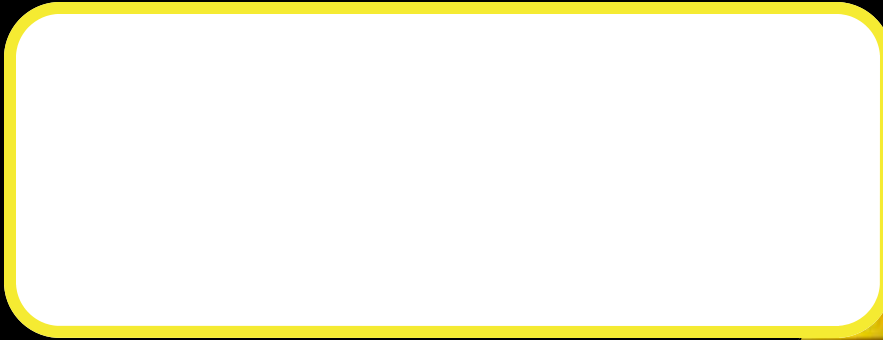
- Refusing to rent to a person using a wheelchair or refusing to allow someone using a walker to install a ramp at their expense.
- The manager says the unit has already been rented but the sign or ad is still posted.
- Rules are enforced or repairs are performed for some tenants or residents but not others.
- A published ad that says "no children," posting ads online saying "no minorities," or a sign in the yard saying "Hispanics need not apply".
- Limiting the number of children or confining them to a specific building or floor.
- Steering minority homeowners to sections of town where other minorities live or telling white homeowners they may not be welcome in some neighborhoods.
- Charging an additional fee because someone with a disability needs a service animal.
- Being propositioned for sex in exchange for rent or repairs or having inappropriate comments made.

**Do you think you may have been unlawfully discriminated against?  
Contact HOME at 804.354.0641 or fairhousing@phoneHOME.org**

Don't Get Scammed or Have Your Rights Denied.

Protect yourself.

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