

Tenant Rights and Foreclosure Prevention

Presented by Joy Scott



Solid Ground

- **Mission:**

- Solid Ground works to end poverty and undo racism and other oppressions that are root causes of poverty

- **Programs serving more than 57,000 people each year in Seattle & King County**

Tenant Services



- **Tenant Services Hotline**

M and Th 10:30am- 4:30pm, W 10:30am – 1:30pm

- Information on your rights as a renter under the Landlord Tenant Act
- Discuss your situation and brainstorm actions
- Provide Community resources and free legal referrals

- **Rent Smart Workshops**

- **Legislative Advocacy for Tenants in WA**

****No financial or rental assistance available****



top 5 tips for tenants

- **Be proactive! Know your rights under the law and how to assert them**
- **You must be current in rent in order to assert your rights under the law**
- **Don't withhold rent over repairs; the landlord could evict you for not paying your rent**
- **Communicate with your landlord in writing. Create a file & keep copies of letters, receipts and notices related to your tenancy**
- **Read the rental agreement before signing and view the actual unit you will be moving into**



rental agreements

- **Month to month tenancy:**

Pros: Can be terminated by either party with 20 days written notice before the end of the rental period

Cons: Terms of lease (including rent increases) can be changed or added with 30 days written notice

- **Term lease tenancy:**

Pros: Landlord cannot terminate the tenancy or change rules during the lease term

Cons: A lease is a binding contract. Both parties are held responsible for fulfilling the term. Breaking a lease can be costly for the tenant



common issues on the hotline

- Barriers to tenancy
- Tenant screening
- Deposits and fees
- Repairs
- Rent increases
- Move out process and timelines
- Evictions

Mortgage Services

● We can:

- Provide general information about the foreclosure process as well as options specific to your loan type
- Discuss your situation and brainstorm actions
- Provide assistance in navigating your lender's loan workout process, such as helping you apply for a modification
- Refer and represent you in mediation with your lender under the Foreclosure Fairness Act
- Provide Community resources and free legal referrals
- Provide Home Equity Conversion Mortgage counseling

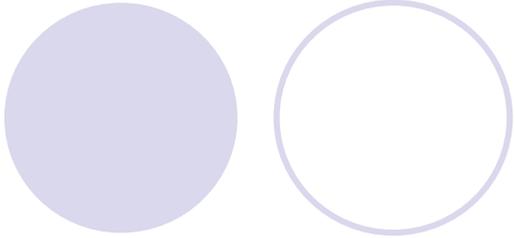
foreclosure prevention: tips for homeowners

- Open your mail
 - Time sensitive notices are sent by your lender or foreclosure trustee depending on where you are in the foreclosure process.
 - Homeowners only have a certain amount of time to respond depending on the type of notice, so be sure to open everything- even if you think it's a duplicate!
- Contact a housing counselor or talk to your lender if you're current but think you might fall behind on your mortgage payment.
 - Modifications are still possible even if you're current.
 - There may be financial assistance available for homeowners with a temporary hardship, so be sure to contact a housing counselor!



loan modification

- A **loan modification** is an adjustment to monthly mortgage payment to make it more affordable or to find a workable solution for a large past due balance in the event of a financial hardship.

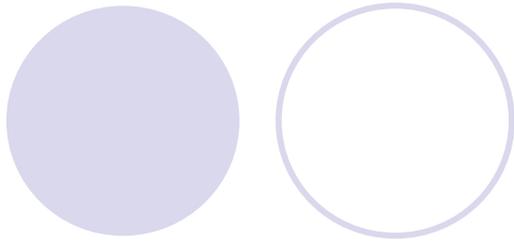


loan modification

- What information would I need to apply?
 - Specific forms from your lender
 - Income verification
 - Hardship letter
 - Utility bill
 - Two years of tax returns
 - Bank statements
 - Additional documents may be requested depending on your situation.
- The process can be confusing, but we're here to help!

home equity conversion mortgage

- A **Home Equity Conversion Mortgage** (also known as a **Reverse Mortgage**) is a loan that homeowners aged 62 and over may consider as a means to draw out money from their home's equity
- **How do I find out more about a HECM?**
 - Contact a HUD approved Reverse Mortgage Counseling agency such as Solid Ground to schedule a counseling appointment. All homeowners must receive counseling before finalizing a reverse mortgage loan, but you are not obligated to go through with the loan once you have received counseling.



how to reach us

Tenant Services

- Tenant hotline
 - M & Th, 10:30am – 4:30pm,
W, 10:30am – 1:30pm:
206.694.6767
- Tenant Services website
 - www.solid-ground.org/tenant
- Host a Tenant Rights workshop
 - **206.694.6748**

Mortgage Services

- Mortgage intake line
 - **206.694.6766** or
 - **1.866.297.4300**
- Email us
 - housingcounseling@solid-ground.org
- Attend our upcoming workshop
 - **September 23rd**
 - 1501 N. 45th St