



# FORECLOSURE INTERVENTION COUNSELING ACTION PLAN

Participant Name: \_\_\_\_\_ Date: \_\_\_\_\_

Hardship \_\_\_\_\_

<p><u>Income Analysis:</u></p> <p>Gross: <input style="width:100%; height: 40px;" type="text"/></p> <p>Net: <input style="width:100%; height: 40px;" type="text"/></p> <p>Current Expenses:</p> <p>Discretionary Money for Debt/Saving:</p>	<p><u>Housing Analysis:</u></p> <p>1<sup>st</sup> Payment: <input style="width:100%; height: 40px;" type="text"/></p> <p>Arrears: <input style="width:100%; height: 40px;" type="text"/></p> <p>Escrow:</p> <p>Principal Balance:</p> <p>Current Value:</p> <p>Equity:</p> <p>Current Front End Ratio: <input style="width:100%; height: 40px;" type="text"/></p>	<p><u>Debt Analysis:</u></p> <p>2nd Mortgage: <input style="width:100%; height: 40px;" type="text"/></p> <p>Monthly Debt Payment: <input style="width:100%; height: 40px;" type="text"/></p> <p>Total Debt: <input style="width:100%; height: 40px;" type="text"/></p> <p>Current Debt Ratio: <input style="width:100%; height: 40px;" type="text"/></p>	<p><u>Credit Analysis:</u></p> <div style="border: 1px solid black; padding: 5px; min-height: 100px;"> <p><b>Current Credit Scores:</b></p> </div> <p>Notes:</p> <p>Current Back End Ratio: <input style="width:100%; height: 40px;" type="text"/></p>
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Ratio Guides	Housing Ratio:	Debt Ratio:	Total Back-End Ratio:	Notes:	Next Steps
Maintain Mortgage	≤ 32%	≤ 12%	≤ 44%	N/A	Create budget and payment plan
Refinance	≤ 32%	≤ 12%	≤ 44%	Credit Score: 700+ No arrears; usually not upside down	Referral to Lenders
Potential Modification	36-44%	10-15%	47-55%	Unlikely w/strong equity	Complete modification application
Contingency Planning	45+%	15+%	56+%	N/A	Referrals for: Bankruptcy, Short Sale, etc.

**Affordability Analysis:**

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|--|--|
| <input type="checkbox"/> Affordable<br><input type="checkbox"/> Candidate for Refinance<br><input type="checkbox"/> Current Candidate for a Modification | <input type="checkbox"/> Potential/Future candidate for Modification<br><input type="checkbox"/> Potential Contingency Plans:<br><input type="checkbox"/> Bankruptcy <input type="checkbox"/> Sale <input type="checkbox"/> Short Sale <input type="checkbox"/> DIL <input type="checkbox"/> Foreclosure |
|--|--|

<u>Income Goals:</u>          Goal Date:	<u>Consumer Debt Goals:</u>          Goal Date:	<u>Savings Goals:</u>   Arrears Pay-Off Goal:  Monthly Amount:    Goal Date:	<u>Credit Goals:</u>          Goal Date:
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<u>Client Next Steps:</u>          <u>Counselor Next Steps:</u>	Judicial Foreclosure? <input type="checkbox"/> Y <input type="checkbox"/> N  If Yes: <input type="checkbox"/> Working w/ own attorney <input type="checkbox"/> Referred to Legal Aid <input type="checkbox"/> Provided Attorney Referral List
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Referrals  
 Referred to CLW   
  Referred to other NEDCO Program (list program below)   
  OregonHelps.org (required)   
  Other: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Signatures:

Client	Client
Foreclosure Counselor	