



Dear Homeowner,

With an estimated 13 million foreclosures looming over the next 5 years homeowners who are upside down on their mortgages have found themselves in desperate need of sound advice.

The following chart has been designed to assist you in weighing your options and finding a viable solution to the quickest, surest path to building a solid foundation for the future.

**Information to Consider When Making a Decision\***

**Compare your options side by side**

<b>What to Consider</b>	<b>Foreclosure</b>	<b>Short Sale</b>	<b>Deed-in-Lieu</b>	<b>Loan Mod</b>	<b>Bankruptcy</b>
Postpone/Avoid Foreclosure	No	Yes	No	Yes	Temporarily
How your Credit is Affected	7 yrs	1 - 2 yrs	5+ yrs	1 yr	2+ yrs
Interest Rates on Future Purchases	Much higher	Slightly higher	Slightly higher	Slightly higher	Much higher
Qualify for New Home Purchase	7 yrs	2 yrs	5+ yrs	Not applicable	2+ yrs
Applying for New Job - Obstacles	Yes	No	No	Less likely	Yes
Relinquish Property	Yes	Yes	Yes	50% in 1 yr	Possibly
Improve your DTI	Yes	Yes	Yes	No	Yes/No
Mortgage Terms/Balance	Absolved	Absolved	Absolved	40 yrs/Bal up	Will Still Owe
Cash Out	0	Possibly 1500	0	0	0
Leasing New Home (Transitioning)	More Difficult	Easier	More Difficult	Not Applicable	More Difficult
Costs/Fees	0	0	0	1500 – 2000+	1500 – 2000+

\*Information provided will vary by circumstances. Consult with a professional for more information and a detailed assessment based on your specific circumstances and goals.

**Contact Tim or Wendy at (602) 325-1224 anytime for professional advice or to schedule a free consultation. You can also visit us online at [www.goteamplatinum.com](http://www.goteamplatinum.com) and click on the 'Contact Us' tab to email an inquiry or to request more information. ☺**

**Our goal is to help you reach the best decision!!**  