

It's your future!

- Predatory mortgage lenders want to steal your hard-earned equity
- They will offer you refinance loans with:
 - High monthly payments
 - Hidden fees
 - Other unfavorable terms



You Have Options

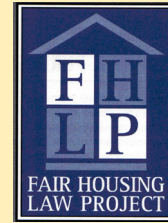
- Explore all possible choices - shop around!
- Educate yourself to make an informed decision
- Take your time and seek help if needed

Get Help

The Fair Lending Project for Seniors provides Santa Clara County residents age 60 and above free counseling, legal advice and referrals for issues related to predatory lending. Call us today to discuss your options.

Whether you think you may have a predatory loan or you are thinking about refinancing and want impartial loan advice, our legal and social work staff is here to help you.

Council on Aging
Silicon Valley
Providing the Best for Seniors



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PROTECT your equity from being RIPPED-OFF



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Fair Lending Project for Seniors



“Equity-rich, cash poor elderly homeowners are an attractive target for unscrupulous mortgage lenders.”

- National Consumer Law Center

Real Cases From Santa Clara County...

- A financial advisor convinced a woman to take out a reverse mortgage and put \$250,000 into an annuity that wouldn't mature until she was 91.
- A man with limited literacy was lied to about the terms of his loan. When he exercised his 3-day right to cancel, the broker tricked him into restoring the loan.
- A woman facing foreclosure was convinced to sign over the deed to her house in order to “refinance.” She became a tenant in her own home and was evicted shortly afterward.

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Be Aware Predatory Lenders Will

- Target you via phone, mail, email and door-to-door solicitation
- Use high pressure sales tactics
- Say they are experts on senior financial issues: “Trust me, I'm a *Certified Senior Advisor!*”
- Claim to be able to prevent foreclosure by having you sign over the deed to your home!

Don't Give In! Get Help

- Refuse to give in to pressure
- Turn away loan agents who call or knock on your door uninvited
- Shop around for the best loan
- Seek out the advice of a HUD-approved counselor or attorney
- Don't sign your deed away

**Contact Us: 408-350-3229 or
email: lendingproject@careaccess.org**

