

FREE MICHIGAN FORECLOSURE GUIDE



Understanding Your Rights,
Timeline, and Options



Understand
the Foreclosure
Process



Know Your Timeline
in Michigan



Discover Your
Options to Stop
Foreclosure



Get the Help You Need
and Protect Your Home
and Future



INFORMATION. OPTIONS. SOLUTIONS.
YOU HAVE MORE POWER THAN
YOU THINK.



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UNDERSTANDING MICHIGAN FORECLOSURE



WHAT IS FORECLOSURE?

Foreclosure happens when a homeowner does not make their mortgage payments for a period of time. The lender (or investor who owns the loan) has the legal right to take the home, sell it, and use the proceeds to pay back the unpaid loan balance.



WHY DOES IT HAPPEN?

Life can change in an instant. Job loss, medical bills, divorce, reduced income, or other unexpected events can make it hard to keep up with mortgage payments.

You are not alone. Thousands of Michigan homeowners face this challenge every year.



THE IMPORTANCE OF ACTING EARLY

The earlier you take action, the more options you have. Waiting can limit your choices and make the situation more difficult. There are programs and solutions available that may help you avoid foreclosure altogether.



KEY TAKEAWAY:

Foreclosure is a process, not an event. You have rights, and you have options. The first step is getting informed and getting help.



THE MICHIGAN FORECLOSURE PROCESS

Michigan is a judicial foreclosure state. This means the lender must go through the court system to take your home. The process includes:

1. **Missed Payments** – You fall behind on your mortgage.
2. **Notice of Default** – The lender sends you a notice stating the amount you owe.
3. **Lawsuit Filed** – The lender files a foreclosure lawsuit in the county where the property is located.
4. **Court Process** – You will receive court documents and have the opportunity to respond.
5. **Judgment** – If the court rules in favor of the lender, a judgment of foreclosure is issued.
6. **Sheriff's Sale** – The home is sold at a public auction.
7. **Eviction** – If the property does not sell or does not cover the full debt, you may be evicted by the sheriff.



KNOWLEDGE IS POWER.
YOU HAVE MORE OPTIONS THAN YOU THINK.



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UNDERSTANDING THE DIFFERENCE BETWEEN A LENDER AND A SERVICER



Many homeowners do not realize that the company you send your mortgage payment to (the servicer) is often not the company that owns your loan (the lender). Knowing the difference is important when you are asking for help.



THE LENDER

The Owner of the Loan

The lender is the bank, credit union, or investor that provides the money to buy your home.

The lender:

- Owns the loan
- Sets the guidelines for loan programs and modifications
- Has the final say on loan changes, forgiveness, or short sales
- May be different from the company you send payments to



EXAMPLE:

Your loan might be owned by Fannie Mae, Freddie Mac, a bank, or an investor.



THE SERVICER

Manages Your Loan Day-to-Day

The servicer is the mortgage company that handles your payments and customer service.

The servicer:

- Collects your payments
- Sends monthly statements
- Answers billing and account questions
- Reviews requests for assistance and sends them to the lender for approval



EXAMPLE:

Your loan might be serviced by companies like Wells Fargo, Chase, Nationstar, or Shellpoint.



WHY THIS MATTERS

If you are asking for a loan modification, forbearance, or other relief, the servicer must send your request to the lender for decision. Understanding who does what helps you communicate more effectively and get the right help faster.



HELPFUL TIP: Always ask your servicer who the investor or owner of your loan is. This information can help guide your next steps.



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ESTIMATED LENDER/SERVICER PROCESSING TIME REQUESTS



When you request assistance such as a loan modification, forbearance, or repayment plan, your servicer must follow specific timelines to review and respond to your request.

1 APPLICATION REVIEW



Up to 20 Days

The servicer must review your complete application and supporting documents.

During this time, the servicer will:

- Verify that your application is complete
- Review your financial information
- Evaluate you for available loss mitigation options
- Request any additional documents if needed

2 DECISION TIME



Up to 20 Days

After all required documents are received, the servicer must make a decision.

You will receive one of these:

- **Approval** – You will receive the terms of your option
- **Approval with Conditions** – Additional steps may be required
- **Denial** – You will receive the reason for the denial and information about your options

3 TYPICAL TOTAL TIME



Up to 40 Days

Total time from the date your complete application is received.

Times may be longer if:

- You do not provide all required documents
- Additional information is needed
- Your loan is released to another investor
- The servicer must escalate your request



IMPORTANT TO KNOW

If your servicer does not respond within these timeframes, contact them in writing and keep records of all communications. You may also file a complaint with the CFPB (Consumer Financial Protection Bureau) at www.consumerfinance.gov.



WHY ACTING EARLY MAKES A BIG DIFFERENCE



The sooner you reach out, the more time your servicer has to help you explore options and the better your chance of keeping your home.



More Options Available – Early action gives you access to more solutions and programs.



Less Financial Impact – You may avoid late fees, additional charges, and further damage to your credit.



Better Chance of Success – Programs are more likely to work when addressed early.



Peace of Mind – Taking control reduces stress and helps you plan for your future.



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STEPS IN THE MICHIGAN FORECLOSURE PROCESS



The foreclosure process in Michigan follows a timeline. While every situation is different, here is a general overview of what you can expect and when to take action.

<p>1</p>		<p>DAY 1 FIRST MISSED PAYMENT</p>	<p>You miss a mortgage payment.</p> <ul style="list-style-type: none"> No immediate legal action is taken. Your loan becomes past due, and late fees may apply. 	
<p>2</p>		<p>DAYS 30–60 LATE NOTICES AND LENDER CONTACT</p>	<p>You will receive late notices and communications.</p> <ul style="list-style-type: none"> Your servicer will contact you by phone, email, or letter. This is an important time to respond. Provide updates and explore repayment options. 	
<p>3</p>		<p>DAYS 61–90 NEGOTIATION AND ASSISTANCE REQUESTS</p>	<p>You can request assistance and work on a solution.</p> <ul style="list-style-type: none"> You can apply for a loan modification, repayment plan, forbearance, or other loss mitigation options. Submit all required documents promptly. Stay in communication with your servicer. 	
<p>4</p>		<p>AROUND DAY 93 PRELIMINARY DECISIONS</p>	<p>Your servicer will review your request.</p> <ul style="list-style-type: none"> You may receive an approval, approval with conditions, or a denial. If approved, follow all instructions and timelines carefully. If denied, ask about next steps and other options. 	
<p>5</p>		<p>DAY 120+ FORECLOSURE PROCEEDINGS MAY BEGIN</p>	<p>If no resolution is reached, legal action may begin.</p> <ul style="list-style-type: none"> Your lender may file a foreclosure lawsuit in court. You will be formally served with a Summons and Complaint. You typically have 21 days to respond to the lawsuit. The process continues toward a potential foreclosure sale. 	



IMPORTANT REMINDER

These timeframes are estimates and can vary based on your lender, loan type, and your specific situation. Acting early gives you more options and a better chance of keeping your home.



EARLY ACTION
PROTECTS YOUR HOME



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WHAT HAPPENS AFTER THE SHERIFF'S SALE? (THE MICHIGAN REDEMPTION PERIOD)



In Michigan, the foreclosure process does not always end at the sheriff's sale. Michigan law gives homeowners a **Redemption Period**—the final opportunity to save your home.



WHAT IS THE REDEMPTION PERIOD?

The Redemption Period is the time after the sheriff's sale when you (the homeowner) have the legal right to reclaim your property by paying the full amount owed. During this period, the new owner cannot evict you, and you may be able to sell the property to pay off the debt.



HOW LONG IS IT?

In Michigan, the Redemption Period is typically **SIX (6) MONTHS** from the date of the sheriff's sale.

- Weekends and holidays do not extend the period.
- If the last day falls on a weekend or holiday, the period ends the next business day.
- Miss the deadline, and your right to redeem is lost forever.



YOUR OPTIONS DURING THE REDEMPTION PERIOD



REDEEM YOUR HOME

Pay the full amount owed, including the loan balance, costs, and fees, to get your home back.



SELL YOUR HOME

You may sell your property during the redemption period to pay off the debt and keep any remaining proceeds.



NEGOTIATE WITH THE NEW OWNER

Some buyers may be open to negotiating a payoff or selling the property back to you.



IMPORTANT TO KNOW

- You must pay the full amount owed (loan balance, interest, costs, and fees).
- Partial payments are not accepted.
- Contact your lender or an experienced professional immediately to get an exact payoff amount.
- Acting early gives you more time to explore your options and raise the funds needed to redeem.



IMPORTANT REMINDER

The redemption period is your **last** chance to save your home. Time goes by quickly—don't wait until the last minute. Get your payoff amount, make a plan, and take action.

ONCE THE REDEMPTION PERIOD ENDS, THE NEW OWNER CAN TAKE POSSESSION.



WHY ACTING QUICKLY STILL MATTERS



MORE TIME = MORE OPTIONS

The sooner you act, the more solutions you have to save your home or protect your future.



LESS COST AND DAMAGE

Acting early can help you avoid additional fees, property damage, and credit impact.



BETTER CHANCE TO SAVE YOUR HOME

Many homeowners are able to stop foreclosure or sell their home before it's too late.



PEACE OF MIND

Taking action reduces stress and helps you regain control of your situation.



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WAYS TO STOP FORECLOSURE

YOU HAVE OPTIONS. YOU HAVE TIME. TAKE ACTION.



Foreclosure can feel overwhelming, but you are not without options. There are many strategies that may help you stop foreclosure and keep your home. The sooner you act, the more options you have.



1. LOAN MODIFICATION

Your lender may agree to change the terms of your loan, such as lowering your interest rate, extending the loan term, or reducing the principal balance.



BEST FOR:

Homeowners with long-term financial hardship who can afford a modified payment.



2. REPAYMENT PLANS

You agree to repay the amount you owe over a set period of time, often by adding a portion to your regular monthly payment.



BEST FOR:

Homeowners who had a temporary setback but can afford payments again.



3. FORBEARANCE

Your lender agrees to pause or reduce your payments for a period of time. The missed payments are usually added to the end of your loan.



BEST FOR:

Homeowners facing a short-term hardship and needing temporary relief.



4. REFINANCING

You replace your current loan with a new one, ideally with better terms or a lower payment.



BEST FOR:

Homeowners with improved credit or equity in their home.



5. SELLING YOUR PROPERTY

Selling your home before foreclosure allows you to pay off your loan (or reduce what you owe) and avoid foreclosure on your credit report.



BEST FOR:

Homeowners who can't afford payments but want to avoid foreclosure.



6. BANKRUPTCY OR LEGAL OPTIONS

Filing bankruptcy may stop foreclosure temporarily and give you time to reorganize your finances. Other legal defenses may apply in some situations.



BEST FOR:

Homeowners facing severe financial hardship or complex legal issues.



7. PROFESSIONAL NEGOTIATION ASSISTANCE

A professional negotiator can work with your lender on your behalf to explore all available options and help you stop foreclosure.



BEST FOR:

Homeowners who want expert help and the best chance at saving their home.



IMPORTANT REMINDER

Every situation is unique, and not every option is right for everyone. Acting early gives you more choices and a better outcome.



**TIME IS CRUCIAL.
DON'T WAIT.**



TAKE ACTION TODAY

1 REVIEW YOUR SITUATION

Know your numbers and understand your options.

2 CONTACT YOUR LENDER

Communicate early and stay in contact.

3 GATHER YOUR DOCUMENTS

Be prepared to provide financial information.

4 GET PROFESSIONAL HELP

An expert can help you find the best solution.



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**HELPING MICHIGAN
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BENEFITS OF PROFESSIONAL NEGOTIATION ASSISTANCE



EXPERIENCE. STRATEGY. RESULTS.

Foreclosure negotiations can be complex and stressful. A professional negotiator works for you—not the lender—to help you explore every option and pursue the best possible outcome.



? WHY LENDER NEGOTIATIONS ARE COMPLEX



Large lenders have strict guidelines, multiple departments, and detailed processes.



Policies change frequently, and paperwork must be completed correctly.



Delays, miscommunication, and missing information can hurt your chances.



Lenders are not required to tell you about all available options.



ADVANTAGES OF EXPERIENCED REPRESENTATION



KNOWLEDGE OF LENDER PROCESSES:

We understand how lenders evaluate requests and what they look for in approval decisions.



STRONGER NEGOTIATION:

We advocate on your behalf to pursue better terms, reductions, and solutions.



COMPLETE & ACCURATE SUBMISSIONS:

We prepare and submit thorough, error-free packages that reduce delays.



MORE OPTIONS, BETTER OUTCOMES:

We explore every available program and solution to achieve the best possible result for you.



PEACE OF MIND:

You have a professional in your corner so you can focus on your life and your future.



COMMON NEGOTIATION OUTCOMES



LOAN MODIFICATION

New loan terms may lower your payment or interest rate to make your home more affordable.



REPAYMENT PLAN

Pay back what you owe over time with an affordable plan that helps you get current and stay in your home.



FORBEARANCE

Temporarily pause or reduce payments to help you through a short-term financial hardship.



SHORT SALE

Sell your home for less than what you owe with lender approval to help avoid foreclosure deficiency judgments.



DEED IN LIEU

Voluntarily transfer ownership to the lender to avoid foreclosure and move forward sooner.



OTHER SOLUTIONS

Cash for keys, partial claim, or other workout options may be available in your case.



REDUCE STRESS. IMPROVE RESULTS.

- ✓ Clear guidance and a step-by-step plan
- ✓ Consistent communication and updates
- ✓ Skilled negotiation on your behalf
- ✓ Less stress and more confidence
- ✓ Better chance of keeping your home or resolving your situation successfully

“

You don't have to face foreclosure alone. The right professional can make all the difference.

”



HOW WE HELP

- 1 We review your situation and goals.
- 2 We gather documents and build your case.
- 3 We communicate and negotiate with your lender.
- 4 We pursue the best available solution for you.
- 5 We keep you informed every step of the way.



IMPORTANT REMINDER

Acting early and having the right professional on your side can open more doors and help you avoid foreclosure.



**YOUR HOME.
YOUR OPTIONS.
OUR MISSION.**



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**HELPING MICHIGAN
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YOUR RIGHTS AS A HOMEOWNER IN MICHIGAN



Michigan law protects homeowners throughout the foreclosure process. Knowing your rights empowers you to make informed decisions and take action.



1. RIGHT TO REQUIRED NOTICES

Your lender must follow the law and provide proper written notices at specific times throughout the foreclosure process.

YOU HAVE THE RIGHT TO:

- Receive the 14-Day Notice to Quit.
- Receive the Notice of Foreclosure Sale.
- Receive notice of the sale date, time, and location.
- Be informed of your right to redeem after the sale.



2. RIGHT TO SEEK ASSISTANCE

You have the right to seek help from housing counseling agencies, legal aid organizations, or a professional negotiator at any time.

YOU HAVE THE RIGHT TO:

- Ask questions and get answers.
- Receive referrals to trusted resources.
- Get help understanding your options.



3. RIGHT TO SELL YOUR PROPERTY

You have the right to sell your home at any time before (and during) the Redemption Period to pay off the debt and avoid foreclosure.

YOU HAVE THE RIGHT TO:

- List your home for sale.
- Accept any reasonable offer.
- Control the sale process with the help of a real estate professional.



4. RIGHTS DURING THE REDEMPTION PERIOD

After the sheriff's sale, you have a legal right to redeem your property for up to six (6) months in Michigan.

YOU HAVE THE RIGHT TO:

- Redeem your home by paying the full amount owed.
- Sell your property during this time.
- Negotiate with the new owner (they may be open to a payoff or sale).



5. EVICTION GENERALLY REQUIRES A SEPARATE LEGAL PROCESS

The foreclosure process and eviction process are separate. The new owner must file a Forcible Entry and Detainer (FED) lawsuit to evict you after the Redemption Period.

YOU HAVE THE RIGHT TO:

- Receive a written Summons and Complaint.
- Respond to the lawsuit in court.
- Be heard by a judge.
- Time to move once a court order is issued.

ADDITIONAL PROTECTIONS



Your lender must follow all state and federal laws, including the Fair Debt Collection Practices Act (FDCPA).



You have the right to be treated fairly and with respect by your lender and their representatives.



You have the right to request information and review your loan records (subject to verification).



You have the right to file a complaint if you believe your rights have been violated.



You have rights. Use them. Protect your home. Protect your future.



KNOW YOUR RIGHTS. TAKE ACTION.

Understanding your rights is the first step. Acting early and getting the right help can open more doors and help you achieve the best possible outcome.



YOU DON'T HAVE TO FACE THIS ALONE.



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CONCLUSION AND NEXT STEPS

YOU ARE NOT ALONE. YOU HAVE OPTIONS.
YOU CAN TAKE CONTROL.



Foreclosure is a challenging situation, but it does not have to define your future. By understanding the process, knowing your rights, and exploring your options, you can make informed decisions that protect your home, your finances, and your peace of mind.



YOU STILL MAY HAVE OPTIONS

Every situation is unique. From loan modifications to repayment plans, forbearance, selling your home, or other solutions, there are ways to help you move forward.



TIME IS YOUR GREATEST ASSET

The earlier you act, the more choices you have—and the better the outcome is likely to be. Don't wait until it's too late.



SAVE OR SELL— PLAN YOUR BEST MOVE

Whether your goal is to save your home or move on to a fresh start, a strategic plan can help you protect your credit, your equity, and your future.



GET THE RIGHT HELP. GET BETTER RESULTS.

A professional negotiator works on your behalf to explore all available solutions and pursue the best possible outcome for you.



YOUR NEXT STEPS: TAKE ACTION TODAY

1



REVIEW YOUR SITUATION

Gather your documents, know your numbers, and understand where you stand.

2



CONTACT A PROFESSIONAL

Reach out to a trusted foreclosure negotiation expert who can answer your questions and review your options.

3



CREATE A PLAN

Together, you'll build a strategy designed around your goals and what matters most to you.

4



TAKE ACTION

We'll negotiate on your behalf and pursue the best solution available to you.

5



MOVE FORWARD WITH CONFIDENCE

Make informed decisions with peace of mind knowing you have a plan and the right team by your side.



FREE EDUCATIONAL RESOURCES

Visit our website for helpful guides, videos, checklists, and tools to help you understand your options and take control.



RREpros.com/resources



SCHEDULE A FREE CONSULTATION

Get personalized advice about your situation in a confidential, no-obligation consultation. *There is no cost and no pressure—just answers to help you make the best decision.*



CALL (734) 362-9511 TODAY



A BETTER FUTURE IS POSSIBLE.
LET'S CREATE IT TOGETHER.

- ✓ Protect what matters most.
- ✓ Explore your options.
- ✓ Move forward with confidence.



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QUICK REFERENCE SUMMARY & SAVE OR SELL CALCULATOR

Your At-A-Glance Guide to Michigan Foreclosure and Your Options



FORECLOSURE TIMELINE SUMMARY

STEP	WHAT HAPPENS	EST. TIME*
1	Default & Missed Payments You fall behind on your mortgage.	1-30+ days
2	Notice of Default (NOD) Lender starts the foreclosure process.	30-45 days
3	Notice of Foreclosure Sale (NOS) Public notice of the sale is published.	21-35 days
4	Sheriff's Sale Property is sold at public auction.	≥ 14 days after NOS
5	Redemption Period You have up to 6 months to redeem your property.	Up to 6 months
6	End of Redemption If not redeemed, ownership transfers to the buyer.	After Redemption Period
7	Eviction (If Applicable) Buyer must file a separate lawsuit to evict you.	Varies by court

*Timelines are estimates and can vary.

KEY DECISION POINTS

- ACT EARLY**
The sooner you act, the more options you have and the better the outcome.
- KNOW YOUR NUMBERS**
Understand what you owe, what your home is worth, and your monthly budget.
- EXPLORE ALL OPTIONS**
Loan modifications, repayment plans, forbearance, refinancing, selling, or other solutions may help.
- GET PROFESSIONAL HELP**
An experienced negotiator can open doors, reduce stress, and help you achieve the best possible result.
- PROTECT YOUR FUTURE**
Make informed decisions today to protect your credit, your equity, and your peace of mind.

SAVE OR SELL WORKSHEET & CALCULATOR

Use this worksheet to compare your options.

1. YOUR FINANCIAL SNAPSHOT

Estimated Current Market Value of Home	\$ _____
Amount Owed on Mortgage(s)	- \$ _____
Other Liens / Judgments (if any)	- \$ _____
Estimated Net Equity (or Negative Equity)	= \$ _____
Monthly Mortgage Payment (PITI)	\$ _____
Other Monthly Debt Payments	+ \$ _____
Total Monthly Housing & Debt	= \$ _____
Your Average Monthly Income (After Taxes)	\$ _____
Monthly Cash Flow (Income - Expenses)	= \$ _____
(Positive = Surplus / Negative = Shortfall)	

2. OPTION COMPARISON CHECKLIST

CONSIDERATIONS	SAVE (KEEP YOUR HOME)	SELL (MOVE ON)
Can I afford the payments long-term?	<input type="checkbox"/>	<input type="checkbox"/>
Will this option improve my credit?	<input type="checkbox"/>	<input type="checkbox"/>
Will this reduce my financial stress?	<input type="checkbox"/>	<input type="checkbox"/>
Is this the best option for my future?	<input type="checkbox"/>	<input type="checkbox"/>
Can I qualify for this option?	<input type="checkbox"/>	<input type="checkbox"/>
TOTAL CHECKS		

3. QUICK CALCULATOR - SELL VS. SAVE

IF I SELL MY HOME	IF I KEEP MY HOME
Estimated Sale Price	Estimated Monthly Payment
\$ _____	\$ # _____
Less Payoff & Closing Costs	Monthly Cash Flow (from above)
- \$ _____	- \$ _____
Estimated Net to You	Remaining Monthly Surplus/(Shortfall)
= \$ _____	= \$ _____

Use these numbers as a starting point. A professional can help you analyze your full situation and determine the best path forward.

IMPORTANT REMINDERS

- You have legal rights throughout the foreclosure process.
- You may be able to stop or delay foreclosure.
- The right strategy depends on your unique situation.
- Acting early gives you more choices and better results.
- We are here to help you every step of the way.



LET'S CREATE YOUR BEST OUTCOME.
SCHEDULE YOUR FREE CONSULTATION TODAY.

THERE IS NO COST AND NO OBLIGATION—JUST ANSWERS AND OPTIONS.



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