

NOTICE OF MANDATORY MEDIATION

IT MAY BE POSSIBLE TO SAVE YOUR HOME
FREE FORECLOSURE MEDIATION IS AVAILABLE

You have been served with a foreclosure complaint that could cause you to lose your home. The McLean County Circuit Court has adopted a rule establishing a Mandatory Mediation Program to assist homeowners in foreclosure. This program is available to all homeowners whether or not they file an appearance in the foreclosure case and is *free of charge*.

WHAT DOES THIS MEAN?

Foreclosure mediation is a process where a neutral mediator communicates with borrowers and lenders to try to assist them to reach a voluntary and mutual agreement to resolve a loan delinquency. In the event your loan terms cannot be re-negotiated, the mediator will also discuss your giving up the house in exchange for the lender releasing you from any further liability. All of your discussions with the mediator will be kept confidential.

WHERE DOES THE MEDIATION TAKE PLACE?

Foreclosure mediation will take place at the Eleventh Judicial Circuit Arbitration Center located at 200 W. Front Street, RM 400B, Bloomington, IL 61701. In order to take advantage of this *free* mediation program you **must** appear for a pre-mediation meeting on the date set forth in the Summons given to you. **FAILURE TO APPEAR WILL RESULT IN THE TERMINATION OF THE MEDIATION PROCESS. YOUR CASE WILL BE SENT BACK TO THE COURT FOR A POSSIBLE JUDGMENT AGAINST YOU.**

In order to assist the mediator in determining your ability to keep the home, you **must** bring the following documents to your pre-mediation meeting:

- Most recent bills and statements for all expenses including utility bills
- Last 60 days of pay stubs for all employment and income sources for all persons over the age of eighteen living in the property (for any public assistance please include copy of benefits statement)
- Last two years of tax returns and W-2s/1099 (Please bring signed tax returns)
- Last two months of all current bank statements (Please include the monthly bank statement that contains the bank account number and monthly transactions)
- If self employed please bring copies of previous year's 1040 return, 6 months of current and business bank statements, and most recent quarterly Profit and Loss statement
- Copy of most recent second mortgage statement

You will also need to bring copies of the following documents and may obtain these forms by visiting www.mcleancountyil.gov or at the McLean County Self-Help Center located on the 6th Floor of the Law & Justice Center.

- Hardship letter
- Dodd-Frank Certification
- Request for Modification & Affidavit (Please sign and date the 3rd page. This federal form is required by all servicers)
- 4506T-EZ Form (Please sign & date)
- Authorization for Release of Information (Please sign and date)
- Completed questionnaire (enclosed)

All information submitted will be kept confidential. If you agree to release the information, the mediator will share it with a representative of your mortgage lender in order to try to reach an agreement between the parties.

YOU ARE ALSO ENCOURAGED TO SPEAK WITH A HOUSING COUNSELOR. For more information about housing counselors, you may call 1-800-569-4287 and ask for the name of a housing counselor certified by Housing and Urban Development (HUD) or you can contact:

Mid-Central Community Action
(309) 834 9242
www.mccainc.org

Your housing counselor or attorney may also attend the mediation with you.

CAUTION

While no court action will be taken against you while the mediation process is ongoing, there is no guarantee that an agreement can be reached between you and your lender. If you dispute your lender's claims, you should consult an attorney and fully participate in the foreclosure litigation.

For more information about the McLean County Mandatory Foreclosure Mediation Program, please visit www.mcleancountyil.gov.