



Opening doors  
to **new paths**  
and fresh starts.



# FORECLOSURE RESCUE PACKET

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*hey there!*

I'm Kristy Bales

REAL ESTATE SOLUTIONS SPECIALIST

Hi there! My name is Kristy Bales and I am a local real estate solutions specialist. I started BrickPath Property Solutions because I have personally experienced the fear and uncertainty of facing foreclosure. I know how overwhelming it can feel when you don't know where to turn or what options you have.

I want you to know that you are NOT alone, and there ARE options available to you. My goal is to educate you on every possible path forward so you can make the best decision for your family. I will never pressure you or charge you for my guidance.

Whether you decide to work with me or not, I want to make sure you have the information you need to protect your home, your credit, and your future.

Don't hesitate to reach out with any questions. I am here to help!

# Your 8 Options When Facing Foreclosure

Let us stop your foreclosure, put cash in your pocket, and save your financial future.

1. Loan Modification
2. Forbearance Agreement
3. Refinance Your Mortgage
4. Deed in Lieu of Foreclosure
5. Sell Your Home to a Real Estate Agent
6. Sell Your Home to a Cash Buyer
7. Sell Your Home Subject To
8. Do Nothing and Lose Your Home

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**Don't Delay. Act Now!**

# What Are Your Options?

## **1. LOAN MODIFICATION**

A loan modification is when your mortgage company agrees to change the terms of your loan to make payments more affordable. This could mean a lower interest rate, extended loan term, or reduced principal balance. Contact your lender's loss mitigation department directly. Be cautious of third-party companies charging fees for this service - many are scams. Always get any agreement in writing from your lender before making payments to a new entity.

## **2. FORBEARANCE AGREEMENT**

A forbearance agreement is when your lender agrees to temporarily reduce or suspend your mortgage payments for a set period. This is NOT loan forgiveness - you will need to repay the missed amounts later. Remember these 2 important points: (1) Get the agreement in writing before stopping payments, and (2) Understand exactly how the missed payments will be repaid - whether as a lump sum, added to the end of your loan, or spread over future payments.

## **3. REFINANCE YOUR MORTGAGE**

Refinancing means replacing your current mortgage with a new one, ideally with better terms. However, if you're already behind on payments or your credit has suffered, qualifying for a refinance can be very difficult. You'll also need sufficient equity in your home. Speak with a mortgage broker to explore whether this option is realistic for your situation.

## **4. DEED IN LIEU OF FORECLOSURE**

A deed in lieu of foreclosure means you voluntarily transfer ownership of your home to the lender to satisfy the debt and avoid the formal foreclosure process. While this still impacts your credit, it is generally less damaging than a full foreclosure. Your lender must agree to accept the deed, and you should confirm in writing that the transfer fully satisfies your debt with no deficiency balance owed.

# What Are Your Options?

## **5. SELL YOUR HOME TO A REAL ESTATE AGENT**

Listing your home with a real estate agent is a traditional option that may help you sell before foreclosure. However, this process typically takes 3-6 months or longer, and you'll need to pay agent commissions (usually 5-6% of the sale price) plus closing costs. If your home needs repairs, you may also need to invest money upfront. This option works best if you have significant equity and enough time before the foreclosure sale date.

## **6. SELL YOUR HOME TO A CASH BUYER**

Selling to a cash buyer (like BrickPath Property Solutions) allows you to close quickly - often in as little as 7-14 days. There are no agent commissions, no repair costs, and no closing costs to you. The offer may be below full market value, but the speed and certainty of closing can save you from foreclosure, protect your credit, and even put cash in your pocket. This is often the best option when time is running out.

## **7. SELL YOUR HOME SUBJECT TO**

A 'Subject To' sale means a buyer takes over your existing mortgage payments without formally assuming the loan. The mortgage stays in your name, but the buyer makes the payments and takes ownership of the property. This can stop foreclosure immediately and protect your credit. Make sure you work with a reputable buyer and have a clear written agreement outlining all terms and protections for both parties.

## **8. DO NOTHING AND LOSE YOUR HOME**

If you take no action, the foreclosure process will continue and you will lose your home. A foreclosure stays on your credit report for 7 years and can drop your credit score by 100-160 points. You may also owe a deficiency balance if the home sells for less than what you owe. Additionally, you may face difficulty renting, buying another home, or even getting certain jobs. Please don't let this happen - reach out for help today.



Thank you for taking the time to review this information. We understand that facing foreclosure can feel overwhelming, emotional, and uncertain. Having personally experienced the foreclosure process myself, I know firsthand how stressful and isolating this situation can be for individuals and families. That experience is what inspired me to move into real estate investing with a mission focused on helping others explore solutions, regain stability, and find a path forward with dignity and support.

Now that you know a little more about your options, we encourage you to contact us today so we can discuss your situation in greater detail and help determine which solution may be the best fit for you and your family. Please remember to contact an attorney for legal advice, an accountant for tax-related guidance, and a mortgage professional for loan-specific questions.

The most important thing to know is that foreclosure is not your only option. Every situation is unique, which is why we created this information packet—to provide education, clarity, and hope during a difficult time. Whether you are looking to stay in your home, explore alternative solutions, or simply better understand your options, we are committed to helping in any way we can.

Our mission is to provide honest guidance, compassionate support, and the knowledge you need to make the best possible decision for your future. You do not have to navigate this process alone.

Please let us help you through this difficult chapter and work toward a fresh start.

Sincerely,  
Kristy Bales  
Founder, BrickPath Property Solutions