

## FORECLOSURE MEDIATION NOTICE OF COMMUNITY-BASED RESOURCES

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C.G.S. §§ 49-31f, 49-31r

STATE OF CONNECTICUT  
**SUPERIOR COURT**  
JUDICIAL BRANCH  
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## State of Connecticut Department of Banking Foreclosure Hotline Bulletin Community-Based Resources for Connecticut Homeowners in Foreclosure

*Note: Assistance in multiple languages is available through Connecticut Housing Finance Authority (CHFA/HUD)-approved housing counseling agencies (refer to the list below). Ayuda en Español es disponible a través de agencias de consejería de vivienda aprobado por CHFA/HUD (favor de referirse a la lista de abajo).*

### Toll-free Mortgage Foreclosure Assistance Hotline: 1-877-472-8313 Department of Banking Website: [www.ct.gov/dob](http://www.ct.gov/dob)

The free Foreclosure Hotline is open Monday - Friday 8:00 a.m. to 5:00 p.m. Calls will be returned within two business days. Homeowners who are currently a party to a foreclosure action with time sensitive foreclosure concerns should call the Hotline for assistance. You can also reach the Department of Banking by calling **1-800-831-7225 (toll-free)** or **860-240-8299**.

### Mortgage Assistance from the Connecticut Housing Finance Authority (CHFA)

The Connecticut Housing Finance Authority administers the state's Emergency Mortgage Assistance Program (EMAP) which was created by the Connecticut General Assembly. EMAP can help eligible homeowners with overdue payments and provide monthly mortgage assistance. For more information, contact a CHFA/HUD-approved housing counseling agency (listed below), call CHFA at **1-877-571-2432**, or visit [www.chfa.org](http://www.chfa.org).

### CHFA/HUD-Approved Housing Counselors:

CHFA/HUD-approved housing counselors provide free help to Connecticut homeowners who are struggling financially and may be at risk of foreclosure. They can review your budget and try to find ways to help with your financial issues. They are trained in handling FHA and "conventional" loans and can help you negotiate with your mortgage company or apply to CHFA for an Emergency Mortgage Assistance loan. If a foreclosure case has been filed against you and you have asked to participate in the Foreclosure Mediation Program, they can help you get ready for mediation (including the Premediation meetings with your mediator) and help you submit financial documents to your mortgage company as part of the mediation process. **CHFA/HUD approved housing counselors welcome residents from all over Connecticut. You do not need to go to the agency closest to you.**

County	CHFA/HUD-Approved Housing Counseling Agency	Phone
Fairfield	<b>Bridgeport Neighborhood Trust</b> , 570 State Street, Bridgeport <a href="http://www.bntweb.org">www.bntweb.org</a>	203-290-4255
	<b>Urban League of Southern Connecticut, Inc.</b> , 137 Henry Street, Stamford <a href="http://www.ulsc.org">www.ulsc.org</a>	203-327-5810
Hartford	<b>Neighborhood Housing Services of New Britain</b> , 223 Broad Street, New Britain <a href="http://www.nhsnb.org">www.nhsnb.org</a>	860-224-2433
New Haven	<b>New Haven HomeOwnership Center, Inc.</b> , 333 Sherman Avenue, New Haven <a href="http://www.nhsfnewhaven.org">www.nhsfnewhaven.org</a>	203-562-0598
	<b>Capital for Change, Inc.</b> , 171 Orange Street, 3rd Floor, New Haven <a href="http://www.capitalforchange.org">www.capitalforchange.org</a>	203-624-7406 Extension 1320
	<b>Neighborhood Housing Services of Waterbury</b> , 193 Grand Street, 3rd Floor, Waterbury <a href="http://www.nhswaterbury.org">www.nhswaterbury.org</a>	203-753-1896

#### ADA NOTICE

The Judicial Branch of the State of Connecticut complies with the Americans with Disabilities Act (ADA). If you need a reasonable accommodation in accordance with the ADA, contact a court clerk or an ADA contact person listed at [www.jud.ct.gov/ADA](http://www.jud.ct.gov/ADA).

## Legal Resources

**Foreclosure Prevention Clinics:** The Connecticut Fair Housing Center, together with Homes Saved by Faith, regularly presents free clinics for homeowners facing foreclosure. The clinics offer information from a Center attorney on how to prepare for court and what resources exist for homeowners. After the presentation, homeowners can discuss their situations briefly, one-on-one, with an attorney. The clinics are typically on weekday evenings in either Hartford or Fairfield County. Call **1-888-247-4401** or visit [www.ctfairhousing.org](http://www.ctfairhousing.org) for more information on dates and locations.

**Judicial Branch Foreclosure Volunteer Attorney Program:** Volunteer attorneys are available to give advice and answer questions about foreclosure at certain courthouses in the state. Homeowners facing foreclosure throughout Connecticut are welcome to attend. Call 860-263-2734 for additional information, or visit [http://jud.ct.gov/volunteer\\_atty\\_prgm.htm](http://jud.ct.gov/volunteer_atty_prgm.htm).

**Foreclosure Manual for Self-Represented Homeowners:** The Connecticut Fair Housing Center publishes "Representing Yourself in Foreclosure: A Guide for Connecticut Homeowners," a free manual describing the foreclosure and mediation process for self-represented homeowners. Copies are available from CHFA/HUD-approved housing counselors, on [www.ctfairhousing.org](http://www.ctfairhousing.org), or by calling the Center at **1-888-247-4401**.

**Statewide Legal Services (SLS):** SLS provides free legal advice and referrals for callers qualifying for its services (guidelines include income limits). Call **1-800-453-3320** or **860-344-0380** or visit [www.slsct.org](http://www.slsct.org) for more information.

**Court Service Centers:** In certain Superior Court locations, Court Service Centers provide public access computers, printers, fax machines, copiers, phones, and work space for self-represented parties. Refer to [www.jud.ct.gov](http://www.jud.ct.gov), and go to the **Quick Links** menu on the home page of the Judicial website for more information.

**Lawyer Referral Services:** County Bar Associations in Connecticut offer referral services that introduce homeowners to lawyers who can answer questions during an initial half-hour consultation. You can send an e-mail with your questions and availability. Services beyond the 1st half-hour fee will be at the attorney's usual fee.

County	Phone	Fee for 1/2 hour Consultation	Website	Email
Fairfield	<b>203-335-4116</b>	\$40	<a href="http://www.bridgeportbar.org">www.bridgeportbar.org</a>	LRSservice04@yahoo.com
Hartford*	<b>860-525-8106</b>	\$35	<a href="http://www.hartfordbar.org">www.hartfordbar.org</a>	hcba@hartfordbar.org
New Haven	<b>203-562-5750</b>	\$35	<a href="http://www.newhavenbar.org">www.newhavenbar.org</a>	LRS@newhavenbar.org
New London	<b>860-889-9384</b>	\$25	<a href="http://www.nlcba.org">www.nlcba.org</a>	newlondoncba@gmail.com

\*The Hartford County Bar also covers Litchfield, Middlesex, Tolland, and Windham Counties.

**How Foreclosure Rescue Scams Work.** People in foreclosure are often the target of "foreclosure rescue scams." Be **very** careful of non-lawyers who ask you to pay a fee for counseling, loan modification, foreclosure prevention, or a "forensic audit" of your loan documents, **regardless of their promises or claims**. Many out-of-state attorneys target Connecticut residents: **you should never pay attorneys that you do not meet**. Contact the Department of Banking for more information at **1-877-472-8313** or visit [www.preventloanscams.org](http://www.preventloanscams.org).

**Mortgage Crisis Job Training Program.** The state-funded Mortgage Crisis Job Training Program is a project of The WorkPlace, Inc., in partnership with the Connecticut Housing Finance Authority (CHFA), Capital Workforce Partners, and Connecticut's workforce system. The Program helps homeowners increase their job skills and earning potential. It offers customized employment services, job training scholarships, financial literacy, and credit counseling. For information call **1-866-683-1682** or go to [www.workplace.org/mortgage-crisis-job-training-program/](http://www.workplace.org/mortgage-crisis-job-training-program/).

**Financial Assistance Programs.** Connecticut's 12 Community Action Agencies (CAAs) help people meet immediate needs through services such as Eviction and Foreclosure Prevention, energy/heating assistance, food pantries, and weatherization. CAAs also empower people to improve their financial future through employment services, financial literacy training, and other programs. To locate your local CAA call the Connecticut Association for Community Action at **860-832-9438** or visit: [www.cafca.org/our-network](http://www.cafca.org/our-network).

For more information on programs for homeowners facing financial distress, review the Department of Banking's materials on [www.ct.gov/dob](http://www.ct.gov/dob) or call **1-877-472-8313**. You can also call Info line at 2-1-1 for resources.