



Fighting Foreclosure: Homeowner Stories: Tricia Baker, Montana

Tricia Baker is a single mom with three small children who worked hard to buy her home in the small town of Forsyth, Montana. After her divorce, she was unable to afford the daycare costs while she was working, so she quit her job and started a day care business in her own home. While she struggled to build her business, she started falling behind on her bills and was in danger of losing her home, leaving her family homeless. She contacted her mortgage servicer, but was not able to resolve her problem. Knowing that she needed professional advice, Tricia called the Montana HomeOwnership Network (MHN), a local housing organization to ask for help.

The MHN counselor, Laura, who was trained in foreclosure prevention by NeighborWorks®, immediately realized that Tricia could qualify for the FHA/HUD loss mitigation program. On Tricia's behalf, Laura began contacting Tricia's mortgage servicer, navigating the tricky path between collections and loss mitigation. Laura was able to help Tricia with the lengthy exchange of financial information, and eventually Tricia was approved for the FHA-approved loss mitigation program. As a result, the servicer put Tricia on a good faith program, where after paying her mortgage on time for 3 months, she will qualify for a partial claim to extend her repayment schedule.

Working with MHN kept Tricia from slipping into foreclosure. When her servicer was non-responsive, MHN gave Tricia foreclosure help and hope. Working together, they were able to solve Tricia's mortgage issues; keeping Tricia and her three children in the home they love so much.