THE FORECLOSURE PREVENTION GUIDE

A HOMEOWNER'S GUIDE TO STOP FORECLOSURE FAST

BY INFINITE PROPERTY SOLUTIONS

INFINITEDETROIT.COM

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INTRODUCTION

Why This Guide Matters

Foreclosure is something no one plans for and yet, in today's unpredictable economy, it's becoming more and more common. With rising costs of living, job instability, and soaring interest rates, even the most responsible homeowners can find themselves struggling to keep up.

While the experience of facing foreclosure can feel overwhelming, isolating, and even shameful, let me be the first to remind you: **there is no shame in hardship**. Life is unpredictable, and challenges like this don't define you—*they refine you.*

I created this guide to serve as a guiding light during a dark time, offering not just information, but comfort, clarity, and a sense of direction. Whether you're here to understand your options, regain control, or find the next right step—I hope you get all that you need within these pages.

You are not alone. And more importantly, you still have options.

With care,

Renae

Infinite Property Solutions

CHAPTER I

THE TRUTH ABOUT MISSING ONE PAYMENT

Here's the Reality

Missing just one mortgage payment can already put you at risk. While most lenders won't initiate foreclosure immediately, your loan agreement has technically been violated. Late fees and penalties can stack up fast, making it harder to catch up—especially if your budget is already tight. Acting early gives you more options. Don't wait for things to spiral.

Time to Action

Foreclosure doesn't happen overnight, but once it starts, the window to act closes **quickly**. Whether you want to explore options, ask questions, or move forward with a sale, ***Infinite Property Solutions*** is here for you.

CHAPTER II

HOW FORECLOSURE HAPPENS IN MICHIGAN

Q: How many payments can you miss before foreclosure starts in Michigan?

A: Four missed payments, or approximately 120 days of delinquency, can trigger foreclosure proceedings with your lender in Michigan.

In Michigan, foreclosure is usually nonjudicial, meaning it happens without court involvement. Here's what that process looks like:

1. Notice of Sale

The lender publishes a foreclosure notice in a newspaper once a week for four weeks. Within 15 days of the first publication, a notice is also posted on your property.

2. Foreclosure Auction

Your home is auctioned publicly. If the sale earns more than what you owe, you may be entitled to that extra money.

3. Redemption Period

After the sale, you might still have time to reclaim your property. Michigan law allows:

- **6 months** if you owe more than 66.67% of your original loan
- **12 months** if you owe less than that
- **30 days** or more if the property is abandoned

During this time, you can still live in your home, but the new owner may inspect it.

CHAPTER III

OPTIONS TO STOP FORECLOSURE

Time is critical. From the moment you miss a payment, the clock starts ticking. Here's a quick timeline:

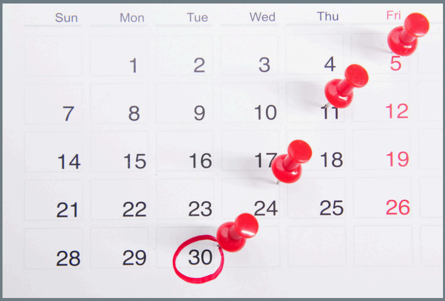
Day 1–30: You miss a payment. Your lender may call or send letters.

30–60 Days: Late fees add up. You're reported to credit bureaus.

60–90 Days: You may receive a Notice of Default.

90+ Days: Foreclosure proceedings may begin.

Take action before Day 90. The sooner you act, the more options you have.



Infinite Pro Tip: *Contact your Lender after **one** missed payment to ask about available options*

Know Your Options

You may still have ways to avoid losing your home and damaging your credit:

- **Repayment Plan:** If you've missed only a few payments, your lender may agree to increase your monthly payment temporarily so you can catch up.
- **Forbearance:** Temporary pause in payments, helpful if you're dealing with illness or job loss. You'll likely owe a lump sum afterward.
- **Loan Modification:** Changes to your loan terms—like reducing interest or adding missed payments to the balance—can make your loan more manageable.
- **Deed in Lieu:** You voluntarily transfer the title to your lender in exchange for debt forgiveness. You lose the home, but avoid foreclosure.
- **Short Sale:** Sell your home for less than you owe. The lender may forgive the difference—but you could owe taxes on that forgiven amount.
- **Private Sale:** Selling your home before auction can give you a clean slate. This is often the fastest, least stressful solution—especially with a trusted buyer like Infinite Property Solutions.

CHAPTER IV

WHAT HAPPENS AFTER A SALE

What Is a Deficiency Judgment?

If your home sells at auction for less than what you owe, your lender might sue you for the remaining balance—this is called a deficiency judgment and Michigan law allows it. However, if the lender buys your property at a price lower than market value, you can challenge the amount in court.

Selling your home before auction can protect you from this risk altogether.

How to Claim Extra Money After a Sale

If your home sells for more than you owe, that leftover money belongs to you—but you must act fast.

1. Fill out the *Notice of Intention* to Claim Foreclosure Proceeds from the Michigan Department of Treasury.

2. Have it notarized.

3. Submit it by July 1 following the year of foreclosure.

(For example, if your home was foreclosed in May 2025, your form is due July 1, 2025.)

∞ **Infinite Pro Tip:** *Contact your County Treasurer or the Michigan Circuit Court to check when your foreclosure was finalized.*

CHAPTER V

SCAMS AND RED FLAGS

Protect yourself during this vulnerable time. Watch for these warning signs:

- Anyone who guarantees to stop the foreclosure
- Someone who tells you not to talk to your lender
- Upfront fees for help
- Requests to sign over your deed or make mortgage payments to them
- Anyone who rushes you to sign documents you haven't read

You should never have to pay for foreclosure counseling. Always work with verified professionals.

CHAPTER VI

WHEN SELLING IS THE BEST OPTION

Sometimes the best path forward is *letting go*—especially if it protects your credit, stops foreclosure, and gives you a fresh start. At **Infinite Property Solutions**, we specialize in helping homeowners just like you.

Here’s how we can help:

✓ ***Fast Closing*** — as little as 14–21 days

✓ ***No Repairs Needed*** — sell your home “as-is”

✓ ***No Hidden Fees*** — we cover all closing costs

✓ ***Cash Offer*** — get money towards your next move

✓ ***Flexible Move-Out Dates*** — we work on your timeline

✓ ***Avoid Deficiency Judgments*** — protect your credit

If you’re ready to take back control, text “**ACTION**” to **313-775-2007** today. We’re here to walk this path *with you*—without pressure, and with a clear plan.

CONCLUSION

RESOURCES

You're Not Alone—Infinite Property Solutions Has Your Back

Here are reputable sources for more help:

- www.michigan.gov/mshda
- www.hud.gov/foreclosure | 1-800-569-4287
- www.ftc.gov/credit
- **FHA Mortgages:** 877-622-8525
- **VA:** 877-827-3702
- **USDA Direct Loans:** 800-414-1226
- **Fannie Mae Help:** 844-324-5899 | detroit_outreach@fanniemae.com
- **Free Counselors:** 888-995-HOPE (4673)
- **Detroit's Trusted Homebuyer:** Infinite Property Solutions
  313-775-2007 | infiniteDetroit.com

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With Infinite Property Solutions, the possibilities are **ENDLESS.**