

Are You Qualified?

Law Offices of Jake Miller LLC

One of the very first things people wonder once they are ready to pursue loan modification is if they are qualified. It is important for people to know that not everyone is eligible for loan modification. As the laws surrounding home loans and loan modifications change, so do the eligibility requirements. In fact, President Obama recently changed the loan modification qualification guidelines to address and remedy the national foreclosure crises.

The Obama Loan Modification Plan & Primary Qualifications

Recently, the United States Treasury Department released a report that listed qualifications for loan modification. In order for people to modify their home loans, they must meet the following criteria:

- * The home loan must have originated before January 1, 2009.
- * The owner of the residence must occupy the home and use the home as a primary residence. This must be verified through tax and property tax statements. Investors that purchase homes for re-sale are not guarded under new laws. The laws were created to protect individual home owners from foreclosure.
- * The home must be a single family 1-4 unit property. This includes individual houses, duplexes or condos.
- * When filing for loan modification, the home must not be vacant or condemned.
- * If a borrower is currently in the process of filing for bankruptcy or has already filed for bankruptcy, he/she is not eligible for loan modification under this plan.
- * If a borrower is currently involved in litigation with his/her lender or creditor, he/she may still obtain a loan modification and will not lose his/her legal rights.
- * According to Realty Times, first lien loans must have an unpaid principal balance (prior to capitalization of arrearages) equal to or less than:
 - o 1 Unit: \$729,750
 - o 2 Units: \$934,200
 - o 3 Units: \$1,129,250
 - o 4 Units: \$1,403,400
- * Once a person is in the process of obtaining loan modification, foreclosure proceedings will be suspended. If the person is unable to modify his/her home loan, the foreclosure proceedings will continue.
- * People may only modify one loan under this program, not multiple loans at once.

If you have further questions about the qualifications for loan modification, you should [contact the Law Offices of Jake Miller LLC immediately](#). We can answer your questions and give you the advice you need to file for loan modification and possibly stop your foreclosure.