



Our materials are general in nature and do not constitute legal advice. Changes in government policy occur frequently with little or no notice. If you believe that you have a legal problem please consult with an attorney. We hold no liability for the information we provide. If you have further questions about the information we provide, please seek legal advice.

Tax Smart Homeowner Deductions

As a homeowner, don't forget to deduct your mortgage interest paid over the tax filing year. This should be reported to you from your mortgage company on a 1098 statement. Business owners who operate out of their homes and home offices also may qualify for deductions on utilities, home repairs, etc. If you are moving out of your home due to a job transfer, you may be able to deduct your moving expenses.

-<http://www.irs.gov/publications/p936/index.html>

-<http://www.irs.gov/publications/p521/index.html>

Credit Repair

Review your Free Credit Report

The federal Fair Credit Reporting Act (FCRA) requires each of the nationwide consumer reporting companies to provide you with a free copy of your credit report, at your request, once every 12 months, from www.annualcreditreport.com.

-<http://www.ftc.gov/freereports>

Check and Dispute

You have the right to dispute anything on your credit report. If you identify information in your file that is incomplete, inaccurate, or unverifiable, the consumer reporting agency must investigate, and it must be removed or corrected within 30 days unless your dispute is frivolous. Disputing too many items at once may allow the credit bureau to reject your dispute as frivolous, so make several disputes (in pieces) if necessary.

-<http://www.ftc.gov/bcp/edu/pubs/consumer/credit/cre21.shtm>

Reduce and Dispute Inquiries

Credit inquiries are bad because too many of them can indicate to a creditor that you're "credit hungry" and may be in financial trouble.

-<http://www.creditinfocenter.com/repair/inqeraseshtml>

The Foreclosure Epidemic



Foreclosure has struck our country at an alarming rate. Many people have suffered, or know someone who has suffered through a foreclosure.

How to Save a Home from Foreclosure

Foreclosure can only be stopped when ALL the past due payments are paid in full. Once in foreclosure, a bank will no longer accept partial payment. Contact the loss mitigation department of the mortgage company to discuss payment options such as Forebearance, whereby the bank may suspend payments to give a homeowner time to catch up, or Loan Modification, when the bank rolls past due payments into the mortgage loan. An owner may also inquire about an Advance Claim or Partial Claim, a loan provided to pay the back payments.

When the Home Cannot be Saved

If an owner sells the house before it goes to foreclosure auction, the owner's credit

will only reflect the days delinquent in payments, and will not have the same damage that a full foreclosure will cause. Once a house goes to foreclosure auction in Texas, it is either sold to a new owner, or owned by the bank. There is no right of redemption in Texas.

Foreclosure Scams

For homeowners in foreclosure, some scammers will attack. Homeowners, instead, may receive help to save their homes through government and non-profit organizations

<http://www.occ.gov/news-issuances/consumer--advisories/2008/consumer-advisory-2008-1.html>

Foreclosure Counseling Available

through U.S. Dept of Housing (800) 569-4287 or (877) 483-1515, www.hud.gov/offices/hsg/sfh/hcc/hccprof14.cfm. Non-profit help through (888) 995-HOPE, or through www.nw.org/network/home.asp.

-<http://www.tdhca.state.tx.us/homeownership/foreclosure/resources.htm>

Bankruptcy Options and Consequences in the new economy

While there are several different types of bankruptcy procedures, the two most commonly used by individual consumers are Chapter 7 and Chapter 13. Bankruptcy will damage credit for ten years, may cause consumers to lose their homes, and may require garnished wages. It also may create higher interest rates on the same loans already opened. The major intent of bankruptcy reform is to require people who can afford to make payments toward their debt to make these payments.

Under Chapter 7, a trustee collects assets, sells them for cash, and makes distributions to creditors. It involves the complete liquidation of personal property and the proceeds are used to pay off the debts.

Chapter 13 is designed for an individual debtor who has a regular income and a stable job. Under this procedure, a plan is formed on the amount of wages creditors will use to repay debts over the next three-to-five years.

Bankruptcy may NOT Save a Delinquent Property Homeowners often lose a house after filing a Chapter 7 bankruptcy. A homestead exemption may help retain a certain amount of equity, but does not save the home.

-http://money.cnn.com/2010/07/21/real_estate/bankruptcy_and_foreclosure/index.htm
-www.findlaw.com
-www.state.tx.us

About Us

NuStart Home Solutions is an investment group that intends to purchase \$8-10 million worth of real estate in the San Antonio area over the next 2 years. Anyone with a question about real estate can give us a call. (210) 897-6498