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# FORECLOSURE

## Understanding Your Options

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A free guide to help you understand your foreclosure options,  
protect your home and make the best decision for your family.



*You have options. We're here to help you find the right one.*

MEET YOUR NEIGHBORS

# We're Sean, Anne-Marie Marc & Nyah

If you're reading this guide, you may be facing one of the most stressful situations a homeowner can experience. **We want you to know: you are not alone, and you have options.**



OWNERS | TURNING POINT PROPERTIES

Sean & Anne-Marie have been partners in life and in business for over 30 years. Over 20 of those years have been in real estate, specializing in helping struggling homeowners with their real estate problems.

In 2008 they started Loss Mit Services which helps struggling homeowners negotiate with their lenders to avoid foreclosure. Since then, they have helped over 2000 families avoid foreclosure.

In 2023 they added Turning Point Properties to further their mission to assist struggling homeowners. With the addition of Marc & Nyah to the team, we are able to offer even more solutions to our community.

**When you call our number, you talk directly to one of us.** Not a call center. Not a salesperson. Just four people who genuinely want to help you figure out the best next step whether that's keeping your home, selling it, or working something out with your bank. No pressure. No judgment. Just honest help.

**Talk to us directly: (860) 981-0811**

## CHAPTER 01

# What Is Foreclosure?

Foreclosure is a legal process where your mortgage lender attempts to recover the balance of a loan from a borrower who has stopped making payments. In simpler terms: if you fall behind on your mortgage, the bank can take your home and sell it to cover the debt.

## Key Facts About Foreclosure in Connecticut

### ✓ Judicial State

Connecticut uses judicial foreclosure, meaning the process has to go through the court and the lender has to sue you in order to foreclose.

### ✓ Timeline

The entire process can take 6-8 months from the first missed payment to a foreclosure sale.

### ✓ Right to Cure

You typically have until the foreclosure sale date to bring your mortgage current and stop the process.

### ✓ Credit Impact

A foreclosure stays on your credit report for 7 years and can drop your score by 100-150 points.

## The most important thing to remember:

Foreclosure is NOT inevitable. At every stage, you have options and we are here to help you explore them.

## CHAPTER 02

# The Foreclosure Timeline

How it works in Connecticut

**Day 1-30****Missed Payment**

After your first missed payment, your lender will contact you. At this stage, you can often resolve the issue with a single payment.

**Day 30-60****Notice of Default**

If you miss a second payment, the lender sends a formal notice. This is your wake-up call but you still have plenty of time to act. This is also when they start reporting the late payments on your credit report.

**Day 60-90****Demand Letter / Acceleration**

The lender may demand full payment of the loan balance. At this point they are sending the file to their foreclosure attorney. Often you will receive another Demand Letter from them as well.

**Day 90-120****Service by a State Marshal**

The foreclosure law suit starts with you being served with the Summons & Complaint by a state marshal.

**Foreclosure****Foreclosure by Sale (Auction), or Strict Foreclosure**

In CT there are 2 primary paths the foreclosure can take. Foreclosure by Sale where there is an auction of the property (Sale Date) or Strict Foreclosure where the title transfers direct to the lender without an auction (Law Day).

**The earlier you act, the more options you have.**

Don't wait until the sale date. Call or text us today: (860) 981-0811

## OPTION 01

# Keep Your Home

Strategies to stay in your home and stop foreclosure

If keeping your home is your goal, there are several proven strategies that can help you get back on track. The key is acting quickly the sooner you explore these options, the better your chances of success.

## Loan Modification

Work with your lender to permanently change the terms of your mortgage. This could mean a lower interest rate, extended loan term, or reduced principal balance. Many lenders prefer this over foreclosure because it costs them less.

*Best if you can afford a lower payment but not your current one.*

## Forbearance Agreement

Your lender temporarily reduces or pauses your payments for a set period (usually 3-6 months). After the forbearance period, you'll need to catch up on missed payments through a repayment plan or get approved for a loan modification.

*Best if you're dealing with a temporary hardship (job loss, medical issue).*

## Reinstatement

Pay the full amount you owe in back payments, plus any fees, in one lump sum. This immediately stops the foreclosure process and brings your mortgage current.

*Best if you've come into money (tax refund, insurance payout, family help).*

## Repayment Plan

Your lender adds a portion of your past-due amount to each future payment over a set period until you're caught up. Your payments will be higher than normal temporarily.

*Best if you're back on your feet and can handle slightly higher payments.*

## Not sure which strategy is right for you?

We can help you figure out the best path. Call or text (860) 981-0811.

## OPTION 02

# Sell & Move Forward

Sell your home on your terms before the bank decides for you

Sometimes the best decision is to sell your home and start fresh. Selling before foreclosure protects your credit, puts cash in your pocket, and lets **you** control the timeline not the bank. Here's what you need to know.

## Traditional Sale

- List with a real estate agent
- Requires repairs & staging
- Takes 60-90+ days to close
- 6% in agent commissions
- Buyer may back out
- Inspections & appraisals
- Works IF you have enough time

## Cash Sale to Us

- No agents, no commissions
- Sell as-is no repairs needed
- Close in as little as 14 days
- Zero fees or hidden costs
- Guaranteed close, no fall-through
- No inspections required
- Perfect when time is critical

## Why Selling Before Foreclosure Makes Sense

### ✓ Protect Your Credit

A voluntary sale has far less impact on your credit score than a foreclosure. You could buy a home again in as little as 2 years vs. 7.

### ✓ Walk Away with Cash

Depending on your equity, you could receive cash at closing to help you start fresh with money for a deposit, moving costs, or savings.

### ✓ Control Your Timeline

You choose the closing date that works for you. No law day, no auction, no surprises.

### ✓ Avoid Public Record

A foreclosure is a public record in Connecticut. A private sale keeps your financial situation private.

## OPTION 03

# Negotiate with the Bank

Work out a deal directly with your lender

You may have more leverage than you think. Banks lose an average of \$50,000-\$60,000 on every foreclosure so they're often willing to negotiate. Here are the most common arrangements you can pursue.

## Short Sale

If you owe more than your home is worth, a short sale allows you to sell for less than the mortgage balance with the bank's approval. The bank forgives the difference. This is far less damaging to your credit than a foreclosure.

**How we help:** We handle the entire short sale process for you. We work direct with your lender from start to closing.

## Deed in Lieu of Foreclosure

You voluntarily transfer the property deed back to the bank. In exchange, the bank releases you from the mortgage. This avoids the formal foreclosure process entirely.

**How we help:** We can help you negotiate the terms with your lender to protect your interests.

## Bankruptcy Protection

Filing Chapter 13 bankruptcy can immediately halt foreclosure through an 'automatic stay.' This gives you time to reorganize your debts and create a repayment plan over 3-5 years. Or if you qualify, use Chapter 7 to eliminate your debts.

**How we help:** We can connect you with a Connecticut bankruptcy attorney for a free consultation.

### Important Note:

We are not attorneys and this is not legal advice. However, we work with trusted Connecticut professionals who can guide you through every legal aspect.

## MYTH VS. REALITY

# Common Myths About Foreclosure

**MYTH "I've already missed payments, it's too late."**

**REALITY** It's almost never too late. Even after a Sale Date has been published, you can still pursue options like reinstatement, short sale, or a cash sale. The key is acting NOW.

**MYTH "The bank wants to take my house."**

**REALITY** Banks actually lose money on foreclosures an average of \$50,000+ per property. They'd much rather work out a deal. Foreclosure is their last resort, not their first choice.

**MYTH "I'll never be able to buy a home again."**

**REALITY** With a foreclosure on your record, you may wait 7 years. But with a voluntary sale or short sale, you could qualify for a new mortgage in as little as 2-3 years.

**MYTH "I need to hire an expensive attorney."**

**REALITY** While legal advice is valuable, many solutions (like selling your home or negotiating a forbearance) don't require an attorney. We help homeowners navigate these options at no cost.

**MYTH "If I ignore it, maybe it'll work itself out."**

**REALITY** This is the most dangerous myth of all. Foreclosure doesn't stop on its own. Every day you wait reduces your options. The single best thing you can do is take action today.

**KNOW YOUR RIGHTS**

# Your Rights as a Connecticut Homeowner

Connecticut law provides several protections for homeowners facing foreclosure. Understanding your rights is the first step to protecting yourself and your family.

- **Right to Notice**

A state marshal must serve you the notice that the foreclosure suit is starting. But they only have to deliver it to your registered address. So if you have moved and not informed the bank, you may miss this.

- **Right to Cure (Reinstate)**

You have the right to bring your mortgage current at any point before the foreclosure sale by paying all past-due amounts plus fees.

- **Right to Surplus Funds**

If your home sells at auction for more than what you owe, you are entitled to the surplus funds. Don't leave money on the table.

- **Right to Challenge the Foreclosure**

If your lender didn't follow proper procedures, you can challenge the foreclosure in court. Common grounds include improper notice.

- **Right to Occupy Until Sale**

You have the right to remain in your home until the foreclosure sale is complete. No one can force you out before that date.

- **Servicemembers Civil Relief Act**

If you or your spouse are active duty military, the SCRA provides additional protections.

**Questions about your rights? Call or text us: (860) 981-0811**

## FAQ

# Frequently Asked Questions

**Q: How quickly can you buy my house?**

We can close in as little as 14 days. If you need more time, we'll work with your schedule. You choose the closing date.

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**Q: Will I owe anything after the sale?**

In most cases, no. We handle all closing costs. If you owe more than the home is worth, we can help negotiate a short sale with your bank.

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**Q: What condition does my house need to be in?**

Any condition. We buy houses as-is, no cleaning, no staging required. Leave whatever you don't want and we'll handle it.

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**Q: Will this affect my credit?**

Selling your home before foreclosure is significantly better for your credit than letting the foreclosure go through.

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**Q: Is there really no cost to me?**

Correct. There are zero fees, zero commissions, and zero closing costs to you. We make our money when we renovate and resell not by charging you.

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**Q: What if I'm behind on property taxes too?**

We handle that. Back taxes, liens, code violations we take care of everything at closing. You walk away free and clear.

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**Q: Can you help if I've already received a Foreclosure Sale Date or Law Day?**

Yes. Even at this late stage, you have options. A cash sale can close faster than the foreclosure process. Call or text us immediately at (860) 981-0811.

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**Q: What if I just need more time to figure things out?**

That's what this guide is for. We're not here to pressure you. Take your time, read through your options, and call us when you're ready.

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## HOW WE CAN HELP

# Three Ways We Can Help You Today

No matter where you are in the foreclosure process, we have a solution. Here's how Turning Point Properties can help you take the next step.

## Help You Keep Your Home

**01**

We'll review your situation and connect you with the right resources whether that's a loan modification specialist, housing counsellor, or bankruptcy attorney. If keeping your home is possible, we'll help you find the path.

## Buy Your Home & Help You Move

**02**

If selling makes the most sense, we'll give you a fair cash offer within 24 hours. No repairs, no commissions, no hassle. Pick your closing date and we'll handle the rest. You walk away with cash in hand.

## Negotiate with Your Bank

**03**

If you owe more than your home is worth, we'll negotiate a short sale with your lender on your behalf. We handle the paperwork, the phone calls, and the back-and-forth. You just focus on your next chapter.

**Ready to talk? Call or text (860) 981-0811**

*Or visit [ForeclosureFreeCT.com](http://ForeclosureFreeCT.com)*

## OUR PROCESS

# How It Works

Our simple 4-step process to help you move forward

# 1

**Call or Text Us Directly** Reach out to us at (860) 981-0811 or fill out the form at [ForeclosureFreeCT.com](http://ForeclosureFreeCT.com). Tell us about your situation there's no pressure and everything is confidential. **Takes about 5 minutes**

# 2

**We'll Discuss Your Options**

We'll sit down with you (in person or by phone) to understand your situation and walk through all your options keeping your home, selling, or negotiating with the bank. **Usually within 24 hours**

# 3

**Choose Your Best Path**

Based on your situation, you decide which option is right for you. If selling makes sense, we'll present a fair cash offer. If keeping your home is possible, we'll connect you with the right resources. **No obligation, no pressure**

# 4

**We Handle Everything**

Once you decide, we take care of all the details paperwork, coordination with your lender, closing logistics. You just focus on your family and your future. **Close on your timeline**

## OUR TRACK RECORD

# Real Families We've Helped Right Here in Connecticut

We don't just talk about helping people we've done it. Here are a few stories from local homeowners we've worked with. Their names have been changed for privacy, but their situations are real.

## 53 Frances Dr. Major renovations needed and seller needed Cash

BEFORE



AFTER



**The situation:** The home had many years of neglect and improper repairs as well as an inground pool that was sinking in and had to be removed and filled in.

**What we did:** We purchased the property as-is, fronted the seller some proceeds prior to closing to secure a new place to live and moving expenses and closed when they were ready. This relieved the stress they had regarding all the repairs they would have had to make if selling with a Realtor as well as not having the funds to move if it sold.

**The outcome:** Home purchased as-is. Assisted with moving expense. Family moved to a new home.

**119 Windbrook Dr. Inherited hoarder home.**

**BEFORE**



**AFTER**



**The situation:** The owner had inherited the house from a relative that had been a hoarder. The house was chucked full of things and had many years of neglected repairs. Plus the owner was out of state.

**What we did:** We purchased the home quickly, relieving him of the financial burden and the stress of managing a deteriorating property from hundreds of miles away. The sale allowed him to focus entirely on his family during an incredibly difficult time.

**The outcome:** Pre-foreclosure resolved. Owner freed from distant property burden. Family able to focus on what mattered most.

**196 Church Hill Rd. 7 Years of no rent.**

**BEFORE**



**AFTER**



**The situation:** The owner let a tenant move into the property in 2017 and they never received rent after that. The owner had not done anything to collect the rent and let the tenant live there for free for 7 years before we came along and offered to buy the property.

**What we did:** We bought the property as-is, with the tenant in place. We tried to work with the tenant and offered to help financially with their moving expenses, but they did not cooperate. So we spent 6 months and many thousands to evict them before renovating the house.

**The outcome:** The seller no longer had to deal with the tenant and received funds from the sale that they needed for an out of state project.

## LOCAL RESOURCES

# Connecticut Resources

Free and low-cost help available to you right now

**■ HUD-Approved Housing Counseling**

Free, government-backed counseling to help you understand your options. Visit [hud.gov](https://www.hud.gov) or call (800) 569-4287 to find a counselor near you.

**■ CT Housing Finance Authority (CHFA)**

For questions about Emergency Mortgage Assistance call CHFA at (860) 571-3500

**■ CT Judicial Court**

For information about your foreclosure case or the foreclosure process in CT visit the CT Judicial Court website at [jud.ct.gov](https://www.jud.ct.gov)

**■ CT Volunteer Attorney Program**

Free information about this resource visit [jud.ct.gov/clinics](https://www.jud.ct.gov/clinics)

**■ Register of Deeds**

To check on liens, deeds, or the status of your property records contact the town clerk's office for your City or Town.

**■ 211 Connecticut**

Dial 2-1-1 for immediate connection to local assistance programs including emergency housing, utility help, and financial counseling.

*Resource information is current as of 2026. Please verify details before visiting.*

# You Have Options. Let Us Help.

*Whether you want to keep your home, sell it, or negotiate with your bank we're here for you. Every conversation is free and confidential.*

CALL OR TEXT US ANYTIME

**(860) 981-0811**

VISIT US ONLINE

**ForeclosureFreeCT.com**



**Locally Owned | Born & Raised in Connecticut**

Turning Point Properties LLC