

## ABOUT CAMBRIDGE

Founded in 1996, Cambridge Credit Counseling Corp. is a 501(c)(3) non-profit housing and credit counseling agency. Every year, we provide education and counseling services to thousands of individuals nationwide, and we offer financial literacy seminars to a variety of social service agencies, high schools and colleges throughout our local community. Cambridge is ISO certified and is registered with the Better Business Bureau of Central New England. We are also a proud member of both the Association of Independent Consumer Credit Counseling Agencies and the Association of Credit Counseling Professionals.

### HOUSING COUNSELING SERVICES

Cambridge is a HUD-approved housing counseling agency, offering a variety of low-cost and no-cost services, each designed to help people make more informed decisions about their housing options. Our housing counselors are certified to provide:

- Reverse mortgage counseling,
- Foreclosure intervention counseling,
- Pre-purchase counseling,
- Post-purchase counseling, and
- Rental counseling.

### CREDIT COUNSELING SERVICES

Cambridge's nationally certified credit counselors conduct personalized and confidential one-on-one counseling sessions designed to identify options appropriate to an individual's unique circumstances. We conduct free, comprehensive budget reviews and help consumers develop short- and long-term goals. After an appropriate course of action has been implemented, our counselors follow up to make sure the client stays on track throughout their enrollment.

INFO01-032312.4

## THE CAMBRIDGE MISSION

*Cambridge is dedicated to promoting a more knowledgeable and financially responsible America by teaching sound money management practices; by assisting financially distressed individuals and families through appropriate counseling, education, and advice; and by providing people with information and resources needed to obtain, maintain and sustain housing.*



67 Hunt Street • Agawam, MA • 01001

## HUD-APPROVED HOUSING COUNSELING



PROFESSIONALLY ADMINISTERED  
FROM A NON-PROFIT  
YOU CAN TRUST...



**CAMBRIDGE**<sup>®</sup>  
CREDIT COUNSELING CORP.

1-800-757-1788

housing@cambridgecredit.org

www.CambridgeCredit.org/Housing-Counseling.html



**CAMBRIDGE  
CREDIT COUNSELING CORP.**  
A Professional Housing & Debt Counseling Agency

Professionally-administered counseling...

for today's evolving housing environment.

### Foreclosure Intervention and Default Counseling

The effects of foreclosure can be devastating, not only for the homeowner, but on their children, their neighborhood, and their city or town. If you're in default and facing foreclosure, or if you foresee a problem making your payments in the future, don't delay. Call one of Cambridge's Foreclosure Intervention Counselors today to get the facts about foreclosure and the options that may be available to you. Your session will include a comprehensive budget and credit report review, and we'll work with you to develop an appropriate action plan. We'll even contact your lender or loan servicer to pursue the options that are best for you and your family.

### Rental Counseling

If you currently rent or are thinking about renting a house, condo or apartment, knowing your rights and responsibilities as a tenant is extremely important. Our Rental Counselors will teach you how to apply for tenancy, the typical expenses you'll incur as a renter, and how to properly communicate with your landlord. Our counselors will also let you know how to recover your security deposit if you're looking to relocate.

**Cambridge** offers counseling options that cover a wide-range of housing issues. Whether you're looking to purchase a home or rent an apartment, recently bought a house, trying to avoid foreclosure, or you're interested in securing a reverse mortgage, Cambridge's nationally certified housing counselors can help. We offer many low- and/or no-cost counseling services, each designed to help you make informed decisions about your housing options.

### Reverse Mortgage Counseling

In general, a "reverse mortgage" is a loan that seniors, age 62 and older, can take against their home that they are not required to pay back until they sell the home, move out permanently, or when the last surviving borrower passes away. The funds are typically used to help seniors maintain their financial independence, supplement their social security income, pay for day-to-day living expenses, and to cover the cost of medical bills and prescriptions.

Many lenders and some states require that seniors interested in obtaining a reverse mortgage must participate in an in-depth counseling session with a HUD-approved counselor. Cambridge's counselors have been approved by HUD, and by the Massachusetts Executive Office of Elder Affairs. Our counselors are nationally-certified specialists who've been trained to help seniors fully understand the loan process. Your counselor will review your unique needs and circumstances, your responsibilities as a borrower, the costs associated with the loan, as well as possible tax implications.

### About Our Housing Counselors...

- All are nationally-certified through NeighborWorks America ([www.nw.org](http://www.nw.org)),
- Average more than 9 years' experience in financial counseling,
- Each receives regular, continuing education to stay current with today's evolving housing environment.

### Pre-Purchase Counseling

Are you looking to purchase a home? Whether you're looking to buy in a few months or a few years, it's important to know what you're getting into. Learn what you need to know about the home-buying process and your responsibilities as a homeowner before you make the biggest investment of your life. Our Pre-Purchase Counselors will provide information about:

- The cost of homeownership
- The steps in the home-buying process
- Shopping for a home
- Protecting your investment
- Managing money and budgeting

We also offer pre-purchase workshops for local residents. Call 1-800-757-1788 for details.

### Post-Purchase Counseling

Have you recently purchased a home? If so, our Post-Purchase Counselors can help you make the right decisions to help you safeguard your investment. You'll learn how to refine your budgeting practices, discover the expenses unique to homeownership, review proven techniques for maintaining a positive credit profile, see how to save for home repairs, how to avoid default, and weigh the pros and cons of refinancing.

