Metro Realty 360°

Foreclosure Homeowner: The Homeowner Action Plan Worksheet

Create your next step **without trying to solve everything at once**

INSTRUCTIONS

This worksheet is designed to help you slow down, organize your situation, and identify your next step. You do not need to have all the answers. You just need to stop carrying everything in your head.

Go section by section. Write down what you know. Leave blanks where you are unsure. The blanks will show you what needs clarity.

Section 1: Where Do You Stand Right Now?

Current Situation
Check all that apply:

- ☐ I am behind on mortgage payments
- ☐ I received a foreclosure notice
- ☐ I received a legal letter
- ☐ I am avoiding calls from my lender
- ☐ I am considering selling
- ☐ I have spoken with a cash buyer
- ☐ I am going through divorce
- ☐ I am dealing with bankruptcy
- ☐ There has been a death in the family
- ☐ I can no longer afford the home
- ☐ I am not sure what stage I am in

Biggest Concern Right Now
Write your biggest concern in one sentence.

Example:
"I'm scared I'm going to lose the house and walk away with nothing."

Your answer:_____

Section 2: What Do You Know?

Mortgage Status
Write what you know.

Monthly mortgage payment:_____

Number of missed payments:_____

Estimated amount behind:_____

Total mortgage balance:_____

Lender name:_____

Timeline
Have you received any of these?

1. Notice of Default
2. Notice of Intent
3. Notice of Sale
4. Auction date
5. Court date
6. Attorney letter
7. Other notice

Important date listed:_____

I am not sure what the timeline is: ☐ Yes ☐ No

Section 3: What Is The Home Worth?

Estimated home value:

How did you estimate it?

1. Zillow / online estimate
2. Recent sales nearby
3. Realtor opinion
4. Appraisal
5. Guess
6. Not sure

Repairs needed:_____

Estimated amount owed on the home:_____

Possible equity:_____

Not sure yet: ☐ Yes ☐ No

Section 4: What Options Have You Considered?

Check all that apply:

- ☐ Selling the home
- ☐ Keeping the home
- ☐ Loan modification
- ☐ Repayment plan
- ☐ Short sale
- ☐ Bankruptcy
- ☐ Cash buyer
- ☐ Listing with an agent
- ☐ Moving in with family
- ☐ Doing nothing for now
- ☐ I do not know my options

Which option feels most realistic right now?

Which option scares you the most?

Section 5: What Pressure Are You Feeling?

Check all that apply:

- ☐ I feel embarrassed
- ☐ I feel overwhelmed
- ☐ I feel rushed
- ☐ I feel confused
- ☐ I feel ashamed
- ☐ I feel angry
- ☐ I feel stuck
- ☐ I feel like I waited too long
- ☐ I feel like someone may take advantage of me
- ☐ I feel like I need someone to explain this clearly

What feels heaviest right now?

Section 6: What Questions Do You Need Answered?

Write your top 3 questions.

Question 1:

Question 2:

Question 3:

Examples:

1. How much time do I have?
2. Can I still sell?
3. Will I walk away with money?
4. What happens if I wait?
5. Should I talk to my lender?
6. Is a cash offer safe?
7. What is the fastest safe option?

Section 7: Your Next Step

Choose the next best step.

1. Open and review all letters
2. Find my timeline
3. Calculate what I owe
4. Estimate home value
5. Stop talking to buyers until I understand my options
6. Ask for professional guidance
7. Schedule a conversation with Metro Realty 360

My next step is:

I will do this by:

WHY THIS IS IMPORTANT

When life feels out of control, most people try to solve everything at once. That makes the situation feel even heavier.

This worksheet helps you organize the facts, separate fear from reality, and figure out what needs to happen next. You do not need a perfect plan. You need a clear first step.

If you want help **walking through your situation**

Metro Realty 360 can help you understand where you stand and what options may be available

http://metrorealty360.com/