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# Worry Free Mortgage

*Keep your home in times of uncertain employment*



**The Landis Group in conjunction with Northwest Mortgage Group Inc., is offering our clients the opportunity to safeguard their home with our Worry Free Mortgage offering.**

## Mortgage Protection Program

The number one reason for mortgage defaults is *loss of employment*. This is why our involuntary-loss-of-employment coverage is such a tremendous benefit, protecting homeowners from the very thing that can put their households into financial crisis.

## Worry Free Mortgage Highlights

The program is supported through a national foundation established to assist homeowners with education and a financial safety net.

This low cost offering makes the mortgage payments on behalf of qualified homeowners who experience involuntary loss of employment. A two year protection plan covers up to \$2,500 per month (PITI) for a period of six months.

## Why Is This Important to First Time Home Buyers Specifically?

### Lack of Financial Reserves

For a majority of first time homeowners, they tap most of their financial resources purchasing their new home. The first time there is a significant financial setback; financial challenges that can lead to defaults or delinquencies often result.

### Lack of Financial Planning

In the absence of previous homeowner experience, first time buyers may budget inaccurately. Therefore, they may underestimate monthly and future financial obligations.

### Increased Consumer Debt

Most homeowners add significant debt related to the home during the initial two-years of homeownership. (i.e. furniture, maintenance items.)

### No Support System

Few new homeowners have support mechanisms to address many of the common causes of financial difficulty.

**Proper planning has proven the most effective safeguard against mortgage delinquency.**

## What is the Cost of this program?

The cost is \$525 to \$625 for a two year contract and must be paid by someone other than the buyer. (i.e. seller paid cost) Cost varies based on coverage requested.

## Is this only for first time buyers?

No. The program is available to any qualifying home buyer. It must be associated with a new purchase or refinance. It is not available to add to an existing mortgage.

## Delinquency Protection Service

Even the best planning does not guarantee success. The "Worry Free Mortgage Program" provides financial protection to homeowners for life's unexpected events. The supporting organization assists in creating and

maintaining clients' financial well-being. The offer of education and counseling is key to the effectiveness of this program. As a result of the *Delinquency Protection Services*, homeowners typically reach out for help **before they miss a payment** and certainly before it's too late. Delinquency prevention is the goal.

## Education and Counseling

**What Can I expect if I sign-up for this program?**

Homebuyers are contacted within 72 hours of enrollment to introduce and explain the services that are now available to them.

## Pre and Post Mortgage Counseling

Homebuyers are provided with an effective approach to preparing for homeownership. Financial consultation helps participants develop a realistic view of their current expenses and the creation and implementation of their specific personal savings strategy.

## Out-bound Personal Phone Calls

Continuing for the first six months of mortgage payments, an advisor will call new participants to review the services that are available to them.

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*Our economy continues to face challenges. The security that comes with this type of coverage can make the difference for someone who is contemplating the purchase of a home yet feels some uncertainty.*

These highlights are provided as a courtesy to my clients. They are not inclusive of all terms and conditions of the announced programs.