



Coming back from the brink of foreclosure

Melissa McClaren and Laurel Bundy-McClaren were in a bind. Back in 2008, Laurel was the only income provider for their family, with six children under their roof. Money was already tight, with Melissa on disability, and then Laurel had complications following surgery. Before long, she, too, was out of work.

Bills started piling up. A car was repossessed. The heat and electricity were shut off. The situation was about as bad as things could get, and there was no hope in sight. The home they had purchased in 2004 in Millcreek Township, near Erie, was now in jeopardy. The prospect of being homeless with six children was frighteningly close to becoming a reality.

"Nobody could help us," Melissa anxiously recalls. "We couldn't go to anybody. Our parents didn't have the money. Nobody had money to help us out."



Melissa (in blue) and Laurel.

Even the public assistance organizations they turned to couldn't help. The situation was getting dire.

Then they received their Act 91 notice, required by law to be sent by banks to mortgage customers two months delinquent on their home loans. While it sounds official and bureaucratic, that Act 91 notice provided the caring support they needed. It alerted them to the foreclosure prevention assistance available from PHFA that proved to be their lifeline.

"I just know we called a couple different places, and you guys were the only ones that finally said, 'Yeah, we can help,'" Laurel adds.

Laurel and Melissa provide a true foreclosure prevention success story

St. Martin Center in Erie played a critical role, helping them fill out their application for PHFA's Homeowners' Emergency Mortgage Assistance Program—commonly known as HEMAP.

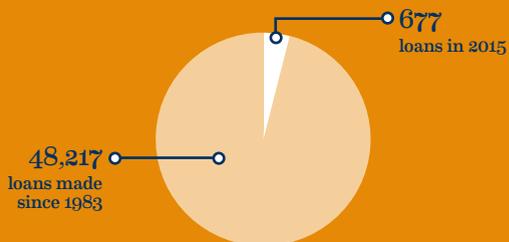
"It was our lifesaver," Laurel stresses. "If we didn't get that HEMAP loan, we probably would have been out on the street. We couldn't have gone anywhere with six kids. It's not like you can say, 'Hey, friend, can we move in for a month or two till we can get back on our feet?'"

The HEMAP loan brought Melissa and Laurel current on their mortgage. By that time, Laurel was approved for disability payments, so their financial situation improved. Plus, Laurel's disability qualified the family for a loan modification, lowering their monthly mortgage payments.

Melissa and Laurel are a true HEMAP success story. Just this last June, they paid off their HEMAP loan. Their loan repayment, like those of other HEMAP loan recipients, helps fund the program so it can assist other homeowners in danger of foreclosure. Today, they remain current on their mortgage loan, and three of their children are now out on their own.

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PREVENTING FORECLOSURE



Total loan value: \$546 million

PHFA's foreclosure prevention program has become a national model for its success helping distressed Pennsylvania homeowners.



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— Laurel Bundy-McClaren, homeowner

As with most busy families, Melissa and Laurel's home is full of activity all day long—including meals, music and color guard practice, homework assignments and more. The home is the family's focal point, so saving it from foreclosure was essential for the family's unity and well-being.

Below (L-R): Melissa, Emmaline, Laurel, Alexis and Austin 🏠

