

FINDING STABILITY

<https://omnirealtynevada.com/>

DURING UNCERTAINTY

SIMPLE STEPS TOWARD A MORE SECURE FUTURE

How to Take Action

- Begin the process early for greater flexibility and risk protection.
- Review your loan terms, payment history, and lender communications.
- Discuss hardship forbearance or modified repayment plans with your lender.
- Assess your current equity and its impact on selling or refinancing.
- Scan QR Code for "FREE" HUD FORECLOSURE PREVENTION BROCHURE.
- Consult a trusted real estate professional to explore options... **We are the EXPERTS!**



STRATEGY GUIDANCE

- Help you understand all available paths
- Break down complex terms into clear steps
- Connect you with financial support professionals
- Offer a realistic plan based on your goals

EVALUATE OPTIONS

- Review timelines for each option clearly
- Compare refinancing vs. selling
- Explore investor interest or cash offers
- Provide a free home value estimate

WAYS I CAN HELP



Avoid Foreclosure



Relief Plan Setup



Free Consultations



Transition Support

- ✓ Know your timeline
- ✓ Don't ignore lender mail

- ✓ Reach out early
- ✓ Ask questions openly

- ✓ Understand all options
- ✓ Avoid quick-fix scams

ORA L DUNSON

Broker | Owner

OMNI REALTY & INVESTMENTS

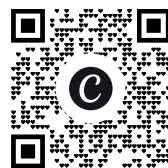
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Why Choose Me?

- Personalized client service
- Strong negotiation skillset
- Transparent guidance throughout
- Network of trusted vendors

FACING ANY

Foreclosure?

Here's How I Can Help

- Clearly explain all your current foreclosure alternatives and next steps
- Provide a free, no-obligation home value assessment to guide your decisions
- Help you explore government and community-supported assistance programs
- Share strategies to avoid foreclosure and preserve your credit standing
- Walk you through loan modification options and lender negotiations
- Offer quick, confidential solutions tailored to your specific needs
- Empower you to make confident, well-informed choices for your future



HERE'S WHAT YOU CAN DO NEXT

- ✔ Talk to a real estate expert
- ✔ Find out your home's value
- ✔ Review your relief options
- ✔ Ask questions freely

Plan Ahead

- ✔ ****Track due dates and timelines****
- ✔ Create a simple plan for your next steps
- ✔ Reach out before it's too late
- ✔ Talk to your lender proactively
- ✔ Stay informed on your rights

Get Support

- ✔ Work with someone experienced
- ✔ Ask about equity sales or options
- ✔ Discuss your goals honestly
- ✔ Stay calm—solutions do exist
- ✔ Know that confidential help is available

Steps Toward a Better Outcome

1

Schedule a Call

Let's talk through your situation and what options fit best for you.

2

Get a Free Assessment

I'll help you understand your home's value and available alternatives.

3

Move Forward Together

You don't have to do this alone—I'll guide you through it every step of the way.

4

Regain Peace of Mind

With guidance and clarity, you can make your next move with confidence.

5

Receive Ongoing Help

Stay supported with updates, referrals, and ongoing advice.

6

Explore Local Solutions

See what programs or routes work best for your specific case.

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FACING —FORECLOSURE?

You're Not Alone—Here's What You Should Know

Foreclosure can be daunting, but assistance is available. If you're concerned about missed payments, I can help you explore relief programs and evaluate your home's value to safeguard your future and restore your peace of mind.

EXPLORE THESE SOLUTIONS

- ✓ Work with your lender to change the terms of your loan—this could lower your monthly payment or extend the timeline to catch up.
- ✓ Temporarily pause or reduce your payments without going into default while you get back on track financially.
- ✓ If your home is worth less than what you owe, you might qualify to sell it for less with your lender's approval (short sale).
- ✓ List your home and use the proceeds to pay off the mortgage before it's too late. We have 40+ years of experience offering this service.

Your Next Step Starts Here

1 Understand Your Position

Get clarity on your mortgage status and timeline to act before legal foreclosure starts.

2 Connect with a Pro

Since 2005, we have specialized & are experts at handling homes that are in distress.

3 Learn What's Possible

From staying in your home to selling it quickly, explore what's legally and financially feasible.

4 Protect Your Credit

Taking early action can help you avoid damage that takes years to repair.

5 Know Your Rights

You have options and protections under state law—get familiar with them now.

Steps You Can Take Right Now

- ✓ Learn how to delay proceedings
- ✓ Explore solutions with no pressure
- ✓ Evaluate all timelines and impacts
- ✓ Understand lender programs
- ✓ Let's talk through your options over breakfast — Our treat

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HELLO NEIGHBOR,

You're Not Alone — Support Is Closer Than You Think

I know this may be a stressful time. If you're facing financial pressure or the possibility of foreclosure, please know that you're not alone—and you do have options.

Sometimes, a quick conversation with someone who understands the process can make a big difference. That's why I'm reaching out. As a real estate broker with experience helping homeowners in similar situations, my role is to guide you through possible solutions with care and confidentiality.

You might be surprised to learn that there are a number of paths available—like loan adjustments, equity sales, or government-supported programs. My job is to help you understand each one and figure out what works best for your situation.

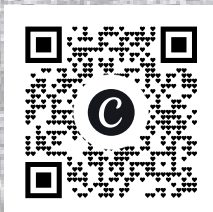
There's Always a Way Forward

Taking the first step can feel overwhelming—but doing so can open the door to a more manageable future. Whether you're ready to take action or just need someone to talk things through, I'm here for you.

Let's talk through your options over breakfast — Our treat!

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