

**“Your Home will soon
have New Owners
Unless You Call Me**

IMMEDIATELY!”

Discover how you can **stay in your
home!**



*Small Family Homes, LLC
2942 N 24th St Suite 210
Phoenix, AZ 85016
[.savingsmallfamilyhomes.com](http://savingsmallfamilyhomes.com)*

**See What Others Had To Say
Last Page!**

*“Your **SOLUTION** is
explained in this report.
Call me –800-719-9623
x4111”*

“17 Secrets EXPOSED!”

Please Go To Page 13 & 14 of This Report Immediately!

**No Services Worth While Is FREE, Our
Time Is Valuable, and So Is Your Home
& Credit! \$200.00 No Other Fees!**

**800-719-9623
x 4111**

17 Dirty Foreclosure Secrets Exposed

*“Discover the **Insider Secret** that quickly and easily **STOPS** your
Foreclosure almost **INSTANTLY.**”*

**WE DO NOT WISH TO PURCHASE YOUR HOME, SELL YOUR HOME, OR
REFINANCE YOUR HOME, WE ARE CONSULTANTS THAT WILL REFUND OUR
INITIAL FEE IF YOU ARE NOT SATISFIED WITH THE INFORMATION WE
PROVIDE TO YOU.**

**We will not sell you a new mortgage, attempt to sell your home, or buy it! We will help arm
you with information to protect your equity and your home! You NEED our services more than
ever! If you call now, and you are not satisfied with our services we will pay you for your time!**

**Our services are GURANTEED, and your hard earned money will be refunded after the initial
consultation if you find our information not of any value to you!**

MONEY BACK GURANTEE – NO RISK TO YOU !

“I Know Exactly What You Are Going Through.

You Need Our Services More Than Ever Now Call 1-800-719-9623 x 4111

You Won't Believe The Horrific Secrets That I Accidentally Uncovered About Foreclosures

Since July 2004 I have spent **literally 1000's of hours** researching to find the **best solutions** to stop foreclosures. In the process I uncovered the **hideous side** of foreclosures and their **prolific "Vultures"**. I had no idea how **ruthless** these people are and how **deceptive they are** and how **financially crippling** it is for **YOU** (the home owner). These **PREDATORS** will **literally STEAL your home** and leave you **homeless and broke with terrible credit**.

There are **NO laws** that protect you from these **modern day OUTLAWS**. The Vultures will have you sign documents that transfer your property to them in return for a couple thousand dollars. **You lose** tens of thousands of dollars of your equity. They don't tell you what your home's **TRUE** value is. That's how they strip you of your equity. Once you find out that you 'left money on the table', then it too late since they now own the home and they won't give it back. **EVER!**



STOP!



“You Will Lose Your Home Unless You Educate Yourself Right Now”

Dear Friend,

It is easy to understand the circumstances that may have been beyond your control such as

- an unexpected lay-off at work
- a sudden medical emergency
- loss of your job
- unforeseen death of a family member
- maybe an unforeseen divorce or separation
- some other catastrophic disaster

forced you into this difficult financial position. Most of the times these **monstrous challenges** are temporary, but they will cause you to lose one of your most prized possession, your home.

This Secret Consumer Protection Report provides you with **critically important information** that will uncover the **hidden pitfalls** that will **cost you your home**, if you're not **extremely careful**.

So, make sure you **read every word** of this **SECRET Consumer Protection Report** that exposes many of the **INSIDER SECRETS** and then call us for help.

The "Foreclosure PREDATORS" are **scared to death** that you find out about this report as it will **surely ruin their horrific and illegal game plan** which will definitely cost you your home.

“What a Foreclosure Means to You”



Homeownership is the **ultimate goal** for most Americans. It shows that you 'own' a piece of America and everything that it stands for. Most people will literally bend over backwards on their quest to become a 'Home Owner'.

In addition to owning your home, you now have the right to change it any way you see fit. You also get an immense tax benefits, plus the property appreciation is like "**Money in the Bank**" without having to work for it.

Anybody that has ever lived in an apartment will do virtually anything to never ever have to go back. I am sure you can vividly remember the **horrors**

- of living in a **small, cramped** apartment
- with **noisy (and nosy)** neighbors.
- Plus the **disturbingly loud parties** on the weekend,
- the **unsafe playground** for your children
- and the never ending **nightly howling** of car alarms.
- When you came back from a long day's work, somebody else is **parked in your parking space** (my personal pet peeve).

Not to mention the fact that you can't even put a nail in the wall for your favorite pictures without the landlord having a convulsion fit and **charging you hundreds of dollars** for damaging his property.

Well, if you lose your home due to a foreclosure, you will be forced to live in an apartment just like this for at **least three years**. That's how long it takes before a mortgage company will lend you money again for a new home.

A foreclosure is the **worst black mark** against you. It is ten-times worst than a bankruptcy, because it shows the lender that you were not able to settle your past due payments.

That's why it is critical that you **find the RIGHT solution**, before you lose your home and the **Sheriff kicks you out** onto the street (YES, he really does that).

“What Are Your REAL Options?”

Even though it may look like that you don't have any options of saving your home, there are actually **several proven ways** that you can **save your home** from foreclosure (and many don't include an investor).

Below is a list of what *appear* to be good options, until you understand the **devastating implications** that are **lurking in the darkness** and that **WILL** cost you your home and your equity, if you don't pay attention.

=====
*** W A R N I N G ***

**If you read nothing else in this report,
you MUST read the following paragraph!**

=====
**“Discover The ONE Thing You
Should NEVER EVER Do!”**

Regardless of the solution that you end up using, you should **NEVER EVER** sign ANY document that says:

Warranty Deed or Quit Claim Deed

unless you **intend and understand** that your signature **IMMEDIATELY** and **PERMANENTLY** transfers the ownership of your home to the other person or business.

Some of the Foreclosure PREDATORS will come up to your door and give you the **sweetest and slickest sales pitch** that you'll ever hear. But the bottom line of every pitch is the fact that **they want you to sign** either a Warranty Deed or Quit Claim Deed.

>> DON'T SIGN THEM, EVER! <<

Once you sign any of these documents then **they legally own your home FOR EVER**. You can **NEVER** get it back unless they want to give it back to you and that chance is **ZERO to NONE**.

One of our clients signed a Quit Claim Deed while the 'investors' were at her home and **lost approx. \$ 750,000** in equity from three of her income properties, **PLUS it cost her**

another \$40,000 in legal fees and she still did not get her homes back. She even went to the AZ Attorney General's Office to file a criminal complaint. The A.G.'s office was already aware of the "Investor" and his Gang of Real Estate Thieves, who to this day are still under investigation, but she still did not get her three homes back.

The only time you should sign a document without an attorney present is when you deal with a licensed REALTOR as they are required by State Law to PROTECT YOUR INTEREST AND RIGHTS at all times. They are prohibited from doing ANYTHING that does not benefit YOU.

So, if you are dealing with anybody else then you are at GRAVE risk of losing your home and becoming homeless, when they kick you out (as they will do once they own you home).

“Why NOT Negotiate a Forbearance Agreement With Your Lender?”



Many home owners start talking to their lenders in an attempt to **negotiate a stay** and to find a way that they can repay the past due amount over time.

Sometimes the lender will agree and structure a 'Forbearance Agreement' with the understanding that all past due payment will be brought current in 6-8 months.

What the lender fails to tell you is that the agreement **requires you to make an initial payment** of about half the current past due payment which is between \$3,000 to \$5,000. After that they will spread the remaining balance over the next 6-8 months.


Thus your 'new' monthly payment will be your regular payment **PLUS** an **additional \$800 - \$1,000 per month**, which may not seem too bad, until you find out that the **lender will keep your home in an active 'Foreclosure' position** while you're trying to get caught up.



Here is the REAL danger – The Foreclosure Trustee can reject any late payment, even if it's only 2-3 days late. They simply **don't cash** your check, but don't notify you for **2-3 WEEKS**. In the meantime you think you made your payment, but the Trustee quietly and quickly sells your home without **ANY FURTHER NOTICE**. You could **literally wake up in somebody else's home** the morning after your home is sold at auction and there is nothing you can do about. You are now HOMELESS.

“Discover the Reason Why H. U. D. Doesn't Care About Your Foreclosure!”



As part of all of the "Help Mail", you will receive quite a few mailers that claim to be from HUD (U. S. Department of Housing and Urban Development) or use the **Fair Housing Sign** . The cold fact is however that **H.U.D. offers no help whatsoever** when you are in foreclosure. H.U.D. is the **governmental**

monitoring agency to ensure that Lenders and REALTORS abide by federal guidelines when people **buy** homes. Once you own your home H.U.D. does not get involved.

Companies that use the word HUD or use the Fair Housing Sign are **MISLEADING and DECEIVING** you to believe that they can help you. **Which they CANNOT!**

These **fraudulent** entities usually **demand an SIGNIFICANT UPFRONT fee** in order for them to negotiate with your lender a forbearance agreement or to provide Credit Counseling Service. The fees usually range from **\$600.00 to as high as \$2,000.00**. The truth of the matter is that **you can negotiate a better** forbearance agreement than they ever can and Credit Counseling does **NOTHING** to stop your foreclosure.

Once the fee is paid these entities usually **never call you back** or you spend hours on hold, while they are ‘searching’ for your file or transferring you from one person to another. At the end of the day **you have thrown away money that you did not have to begin with** for a service that you never get.

Don’t **EVER** pay anybody **any money up front** regardless of what they promise you. If they can really do what they claim then they should be happy to take their payment **AFTER** they have performed. If they are concerned that you pay them after they have completed their job, then they can simply open an escrow account with a **Title Agency** (a neutral third party) with specific instructions for when and how they are to be paid.

“Why ‘We Pay Off Your Mortgage’ Are Rip-offs That Cost You Your Home”



Another prolific Foreclosure **SCAM** is the promise from different individuals and even some Religious Organizations that they will **pay off your ENTIRE mortgage** and that you don’t have to pay them back – **EVER**.

I know that you are a **rational person** and you don’t believe in the Easter Bunny or Santa Claus anymore. But that is exactly what these people lead you to believe. They promise to pay off your mortgage and **put Cash** in your pocket. You and I both know that that is a **BLATANT LIE**.

I don’t think that I have to get into lengthy explanations of **why NOBODY** will EVER give you a **HUGE** sum of money without getting something (of significant value) in return (in this case **YOUR** home). I am **SURE** that you can see why this **COSTS** you your home. So, **STOP WASTING** your time or energy on talking with these unscrupulous Predators.

“Why a Short Term Re-instatement Loan Could Be Your – Kiss Of Death -”



You may be looking for a **short-term re-instatement loan** to bring your loan current and to get **out of the Foreclosure position** that you're currently in.

All mortgage lenders **let you pay a 'Re-instatement Fee'** that will re-instate your current loan as long as the past due amount is **received prior to the sales date**.

There are some private money / investor sources that may provide you with the funds for the re-instatement fee. However, there are some very **serious consequences** that go along with that option, unless you use a Real Estate Trust to stay in control of your home. (Ask us how that works for you.)



Usually the private lender requires that you have **at least 30% of equity** in your home. They will then **demand that you sign a quit claim deed** in order for them to give you the money. After that they will structure a monthly payment whereby you make an **interest only payment** for a specific period of time. At the end the term **you have to refinance your home** and return the entire balance of the loan. **Plus they'll want a percentage of your home's appreciation**, which could cost you **tens of thousands of dollars**.

The biggest problems are these:

1. **You no longer own the home**
2. **You cannot write off the interest payment because you now pay rent**
3. **They can and will evict you if you're late or fail to make a payment, because they want the equity that is still in your home**
4. **You lose all your equity when you get evicted**
5. **Your monthly payments skyrocket**

“Why the Wrong Lease Back Costs You Everything . . .”

A **'Lease Back'** is an option that most home owners are least familiar with and that **COULD** create the **most liability for you**, if you don't know how to structure it.



The lease back option **can be your best option IF** you're working with an **EXPERIENCED** and licensed REALTOR®. Whatever you do, only work with REALTORS that have a proven track record. Pre-foreclosure listings require specialized knowledge and expert resources. Family members and friends don't know how to properly assist you. A seasoned REALTOR will be able to show you how many Preforeclosure listing he has sold in the past 6 months. He should also be able to provide you with satisfied client testimonials. **If he can't then you should look for somebody that can.**

The 'Foundation' now offers a new and exclusive **“Maximum Equity Program”** in conjunction with our preferred Real Estate Company (Guaranteed Realty, Inc.) that puts the **MOST** money in **YOUR** pocket while lowering your monthly house payment by up to 48%. (for enrollment details call us at <<<Your Phone #>>>)

The way it works is very simple. **An investor will buy your home** (I know you don't want to sell!) for **FAIR Market Value** (never sell it for less than fair market value).

You will see exactly what your **monthly payments** are (most of the times they are up to 48% lower than your current payments) and **when you can buy your home back and for how much**.

This helps you in four ways.

1. **You stay in your home** and nobody will even know that you sold it. This solution creates the **least changes** in your and your family's life. Everything stays the same.
2. **Your children will continue with their live** just like before. They stay in the **same schools** and continue to **play with all of their friends**.
3. **You get ALL of your equity in cash in 30-45 days** so that you have money in the bank and you can **pay off all of your other obligations**. You can **stop worrying** and your **creditors will stop harassing you day and night**.
4. **You simply buy your home back** at any time during the next two years. The Foundation has lenders that **give you a loan in as little as 12 months**, since you did not have a foreclosure, but you were simply really late on one payment.

The biggest problem is when you sell your home **for less than its full market value**. If you don't buy it back then **the new owner gets all of your equity** and you lose!

Plus, if you leave equity in your home, then you **give the investor an HUGE incentive (actually THOUSANDS of reasons) to evict you** if you don't pay your rent on time. After he kicks you out he turns around and sells the house for full market value and **gets all YOUR the equity**.

When you sell it for maximum value **then the investor has no reason to kick you out**, because then he has to find a new tenant to make the mortgage payment. Thus, you should **NEVER accept a less than full priced offer on your home**.

“The Seven Hidden Truths About Filing a Chapter 13 Bankruptcy”



For many people it seems like that filing a **Chapter 13 Bankruptcy is the perfect solution** to end their troubles. On the surface it sure looks like it, but

when you dig a little deeper **you quickly find out that even a bankruptcy has some serious pitfalls** that could have some life altering effect on your future.



Before you pull out the yellow pages and call the first bankruptcy attorney that you find you should be ware of the following:

(WARNING – Make sure you read # 7 first)

1. There is an **initial up front fee** that you have to pay the attorney. Some charge as much as **\$2,500 just to start your bankruptcy.**
2. You have to disclose **ALL of your personal finances** to the attorney and the bankruptcy trustee.
3. **THEY will determine if are even eligible** to go into a chapter 13. They use strict debt to income ratios and how much and to whom you owe money to make that decision.
4. While you're in bankruptcy you have to **pay the BK trustee every month, PLUS make your regular mortgage payments.**
5. One of the biggest drawbacks is the fact that the **foreclosure trustee keeps you in an active Foreclosure position**, which allows them to sell your house instantly if you fail to make your BK or if you're late on your mortgage payment.
6. The **foreclosure trustee's legal department** will also actively **petition the BK court to dismiss 'The Stay'** from your home, so that it can be sold at auction.
7. Here is the **BIGGEST downfall** when you are in a Chapter 13 – The Foreclosure Trustee gets the 'Stay lifted' (you are now unprotected) so that they can sell your home. During this time (sometimes only days) **you can't even sell your home** without the Court approval, which takes up to **45 days**. In the meantime your house will be sold at auction and there it **NOTHING** that you can do to stop it.



The Foundation on the other hand has devised a **NEVER SEEN BEFORE Protection Program** that protects your home, but also let's you **CANCEL your Chapter 13 at any time**, in the event that the lender lifts the stay.

You stay in **TOTAL CONTROL** of your home. This let's you sell your home without having to wait for the BK Trustees approval (which can take up to 45 days or longer). This program is **only available through the Foundation** as attorneys are **PROHIBITED** from even talking about this program (and many of them don't even know that it exists).

“Whatever You Do, Don’t Let Them Foreclose On Your Home”



Some of you may be **soooo frustrated and disgusted** with the whole process of trying to save your home that you think that it may be best to **just let the trustee foreclose on the home.**

That is **the worst thing** that you could possibly do, because then **you lose everything** including the equity that you have in your home, **PLUS** you **ruin your credit** for the next 10 years.

No lender will let you buy another home for **AT LEAST three years**. During that time you will be forced to live in a **cramped, cockroach infested apartment** that you just escaped from.

“The Hidden Secret How Some REALTORS Put You In Harm’s Way”



When you are ready to sell you home, you should **follow these simple steps**, otherwise you are making a **SERIOUS mistake** and lose your equity.

Make sure that you list your home **ONLY** with a REALTOR that is a **Foreclosure Specialist** and have him sell your home on the open market for its **maximum value**. Just ask the agent how many Foreclosure homes they have **sold in the last 6 months**. If it is **less than 50** then they are probably not qualified, because they don’t have the experience (the ‘Foundation’ works with agents that have saved **more than 157 homes just last year**). The REALTOR should also be able to provide you with some **testimonial** from their previous clients to prove that they really helped them.

Only a **TRUE Specialist** understands the **stringent timelines** that you are working with. **Regular REALTORS have no idea how to protect your home**. They **don’t know** how to negotiate with the Foreclosure Trustee and get a stay on the sale.

“Seven Critically Important Questions to Ask Any REALTOR Before You List”

- 1. Q.: How many Foreclosure clients have you worked with in the past 6 months?**
A.: Have him provide you a print out for all of his past Foreclosure listings during the past six months. He has to disclose in all listings that the property is in Foreclosure. If it is not written in the Plano then it wasn't a Foreclosure listing or he **violated MLS protocol**. On the Plano you can see how long the listing was active and how much it was ultimately sold for.
- 2. Q.: Can you lower my monthly rent/lease payments and if so how do you do it?**
A.: There is a simple mathematical formula that every TRUE Foreclosure Specialist uses to reduce your monthly payment by **up to 50% AND** gives you all of your equity in Cash in 30-45 days. The 'Foundation's' recommended agents know EXACTLY how to achieve this difficult task.
- 3. Q.: Can you show me testimonial from formerclients that you helped get out of Foreclosure?**
A.: Any true Professional (regardless of what they do) will have testimonials and endorsements from previous clients to back up and **verify** their performance.
- 4. Q.: Can you show me Comps (Comparables) for five of your Foreclosure listings WITH the corresponding MLS Plano (it will show you how long it was on the market for and how much it sold for).**
A.: This will help you determine if the Agent is telling you the truth about his effectiveness in working with Foreclosure properties. Make sure that the listings were within the **past** six months.
- 5. Q.: Can you save my home and get me all of my equity, even if my auction date is tomorrow? How will you accomplish this Herculean Task and how much does it cost?**
A.: There is only one GUARANTEED way to stop a foreclosure and any seasoned Professional Foreclosure Specialist knows the answer to this one. If he is hesitating then he probably does not know the answer and you risk your house if you work with this person. The 'Foundation' knows how to do this **without you having to pay** a single penny out of pocket.
- 6. Q.: What is the SINGLE most important item that the mortgage underwriter looks at when approving my new loan when I buy my home back?**
A.: Underwriters pay particular attention to and require a VERIFIABLE rental history before they approve your new loan. Thus it is critical that you pay your rent on time every time. Without a VERIFIABLE monthly rental history (they usually require cancelled checks and bank statements to verify your rent payments) they will decline your new loan.

7. **Q.: How many rent payments do I have to make before I can get a new mortgage loan?**

A.: You must be able to provide AT LEAST a 12-month rental history before you are eligible for a new mortgage at a good rate.

Ask any REALTOR these **Seven** questions **BEFORE** you commit to work with him and then make sure you get **TESTIMONIALS and REFERENCES** from him!!!

As you can see, there is a lot of different information that is absolutely critical to not only surviving this monstrous event, but more importantly how this Foreclosure will affect your financial health in the near future. You could still feel the backlash from this if you don't structure the sale or rent/lease back correctly right from the beginning.

Selling your home has the following benefits:

- It **pays off all of your past due payments** and all other foreclosure fees from the lender.
- Plus **you keep the remaining equity** to purchase a new home or pay off any other bills that you may have.
- You may even want to **go on a little vacation or buy a new car** with the left over money.

Selling your home may or may not be that right answer for you. Only you can make that determination. It is however an **EXCELLENT way to get a fresh start**. You may also find that **renting a newer home is an easy way** to transition into your new live.

“How to Avoid the Devastating Pitfalls of Selling Your Home to an Investor”



Once your ‘Notice Of Default’ was recorded with the County Recorder’s office, you probably received **hundreds of letters and notices** from **hordes of investors and other unsavory vultures**, wanting to buy your home and help you out of your ‘Tight Spot’.

With your back against the wall that **may seem like a plausible idea**, until you find out that the **investor wants to give you a tiny lump sum of money** (usually **significantly less** than the current value of your home). Then **they’ll take title** (ownership) of your home **with the promise bring your past due balance current**. They promise to sell it back to you in a couple of years (which they won’t) after you’ve been renting from them. Remember, **THEY OWN YOUR HOME** and they can do with it what ever they want. **You have no rights or recourse.**

The investors **usually resell your home within 48 hours to another investor**, so that they can **get the equity out of your house and into THEIR pocket**. The new ‘investor’ has **no**

reason to keep you in the home as he wants to milk the remaining equity when he sells it to another person for full market value.

Yes, they may prevent your foreclosure, but at your cost of losing your valuable equity, which you have worked so hard for. Many homeowners lose tens of thousands of dollars of equity, because they don't know that they have an option.

“How You Can SAFELY STOP your Foreclosure in 3 Easy Steps”



Now that you have read SOME of the scams, schemes and rip offs (there are many more that we have not discussed) that are lurking in the dark it is time for you call us for a **SAFE solution** to your problems. **You can not afford to waste a single minute** while you're in foreclosure, because **your home is at risk** and your fees are **skyrocketing your pay off which reduces your equity**. That's why I have streamlined the way that you can **instantly stop your foreclosure**.

1. **Call us at the office directly at 1-800-719-9623 x4111** Remember, **leave your call back info** (name, phone number and your home address), if I am on the line helping another client. I will call you back **momentarily**.
2. When I call you back, simply tell me **that you want to schedule a meeting** and I will explain your options to you in detail, so that **you can make the best decision**.
3. During the meeting I will show you **the best way for you to stop the foreclosure and get as much money out as possible**. I will even show you how you can **stay in your home** for as long as you want and **get thousands of dollars in your pocket**.

It is that easy. There is **no B.S. and no goofing around**. I totally understand how you feel and I am ready to **provide you with the BEST solution possible**, based on your unique circumstances **without signing over your home**

“I Give You My Personal MONEY BACK GURANTEE For My Services”

I personally guarantee that I can provide you with **better options** than anybody else that you're talking to. If I do not help you **STOP your foreclosure** almost **INSTANTLY**, after, All you have to do is call me directly at 1-800-719-9623 x 4111 and I will write you a check on the spot. You have **nothing to lose**, but to save your home.

“And Most Of All, Remember THIS ...”

I work for you. My team of **Professional Foreclosure Specialists** and I are **determined, committed, and focused** on **keeping YOU and your family in your home**. I am here to help you change your circumstances for the better, right now.

Why else would I spend my **own money to Expose the Hidden Secrets of the Foreclosure Industry** (Yes, it is an industry, with more than 10,500 homes in foreclosure in Maricopa County alone).

Oh, and should you be **tempted to set this report aside and procrastinate . . . let me be very blunt with you** for just a second.

Procrastination is a habit of the poor

It only leads to **disappointment and frustration**. Every day that you stay in foreclosure makes you pay HUGE penalty **fees and interest**. By taking action today, you **put all of the trouble behind you quickly**.

Or, of course, you can do nothing. **Trash this letter and lose your home**. I'm told that the definition of "**insanity**" is doing the same things over and over but hoping for different results!

“FREE Bonuses when You Call NOW”

When you call and set-up a **Foreclosure Prevention Consultation** within 72 hours of receiving this Report (the Postal Stamp starts the clock) you get these **FREE Bonus Gifts** when you work with the Foundation (or one of its preferred vendors) and the problem has been solved!

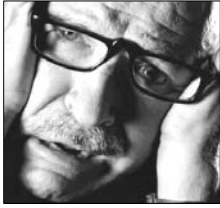
SUPER BONUS # 1 - **FREE Confidential Property Value Analysis** – (A \$95 Value) That's right, call and schedule an appointment and I will provide you with a FREE Property Value Analysis, **NO strings attached**. That way you'll know **EXACTLY** how much your home is worth, regardless of who you work with to resolve your problem.

SUPER BONUS # 2 – You get a **FREE Outback Steakhouse Dinner for Two** after your home is saved, so that you can **enjoy a delicious dinner on us**. When was the last time that you were able to enjoy a mouthwatering thick juicy steak dinner without having to worry how you're going to pay for it? Well, **now you can just go and feast**. Bon Appetite !

Sincerely yours,

Small Family Homes, LLC
Foreclosure Consulting Specialist

“But Don’t Just Take My Word For it, See What Others Have To Say”



* * * I was very stressed out and restless. My friend (a CPA) tried to **rip off my house** by \$31,000. I put \$ 18,500.00 in my pocket. I expected only about \$5,000. Your advice and support was crucial. *Kevin R. Korth, Mesa, AZ*



* * * You were great! You really are a **life saver**. We are finally getting back on our feet. I would definitely use you again as well as **refer you to others**. Thanks. *Tammy Vaughn, Phoenix, AZ*



* * * In the middle of my home being foreclosed I received a flyer from Jamar. I called him and **your entire staff came to my rescue**. I felt like I had some **guardian angels** working for with me. I felt that I finally found **trustworthy people**. You handled my needs in a personal and considerate matter. Thank you. *Lydia Roybal, Mesa, AZ*

* * * When speaking to REALTORS they said that I wouldn't be able to get much out of my home. But **I got \$38,354.64** at closing. I also felt that you were going to do your best for me and my family and that **you were being honest**. *Laura A. Cantu, Mesa, AZ*



* * * We are thankful to have called Small Family Homes, LLC. We felt so **stressed and confused** as to what was the best thing to do. With **one day left before the foreclosure sale date**, your staff was quickly able to help us save our house. They also referred me to a very competent legal advisor which allowed me to temporarily go into BK while **my house was being sold for its highest value**. **Your customer service is a 10 being the best**. Already I have recommended your real estate services to others. *Misty and Tom L. of Mesa, AZ*

“800-719-9623 x 4114”