

## June / July 2011

### Release... Keeping a Roof over Your Head

We have noticed an alarming amount of people struggling to pay their mortgage or rent. This is clearly a priority to be paid to keep a roof over our heads.



In our experience many lenders and landlords do not provide appropriate advice. So we strongly recommend people who are struggling to make these payments, or who are threatened with court action, to get appropriate advice before agreeing unrealistic repayment plans with those they owe money to.

#### Rent arrears

Getting into rent arrears can be distressing and you can end up losing your home. Remember, it's your responsibility to make sure your landlord gets the rent in time. This applies whether you pay all your rent yourself or whether it's paid through Housing Benefit even if your tenancy agreement doesn't tell you when or where to pay.

There are a number of things you can do to prevent you from losing your home if you get into rent arrears (see below). But if you are in serious difficulties you should get help from a specialist debt adviser. Also, if you have rent arrears, you might have other debts too. If this is the case, it might be best to get advice about all of your debts in one go.

- Contact your landlord
- Check the figures
- Get financial help
- Come to an agreement with your landlord

#### Mortgage arrears

If you are in arrears, your mortgage lender will want you to clear them. If you don't do this, they will take action through the courts to get you evicted from your home (seek possession). This will allow them to sell the property and use the money from the sale to help pay off the debt.

However, if your lender knows that you are trying your best to stop the debt increasing, they might allow you more time to sort the problem out. Depending on your circumstances, there may be several things you can do, but you must act quickly.

- Cut down your monthly mortgage costs.
- Come to an arrangement with your mortgage lender about how to pay off your arrears.
- Increase your income.

Release can provide further details on enforcement action that mortgage companies & landlords may take.

For further details and support on these matters please

contact RELEASE (Financial) Charitable Trust on 01773 306289 or 07805 795748.

[www.releaseonline.org.uk](http://www.releaseonline.org.uk)

Registered Charity No. 1110731

RELEASE (Financial) Charitable Trust Licensed by the Office of Fair Trading No. 576547 - Debt Adjusting/Counseling

If there are any topics you would like us to cover relating to money/debt issues please contact us.