



## How can refinancing be risky?

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With the wrong loan, you could end up with house payments you can't afford. And, you could lose all of the equity in your home. This is happening to many people—good, smart, and trusting people. It shouldn't. Buying a home or refinancing your home loan can be complicated. But it can be explained in a way that you understand. Even if you have credit problems, you need to explore your options.

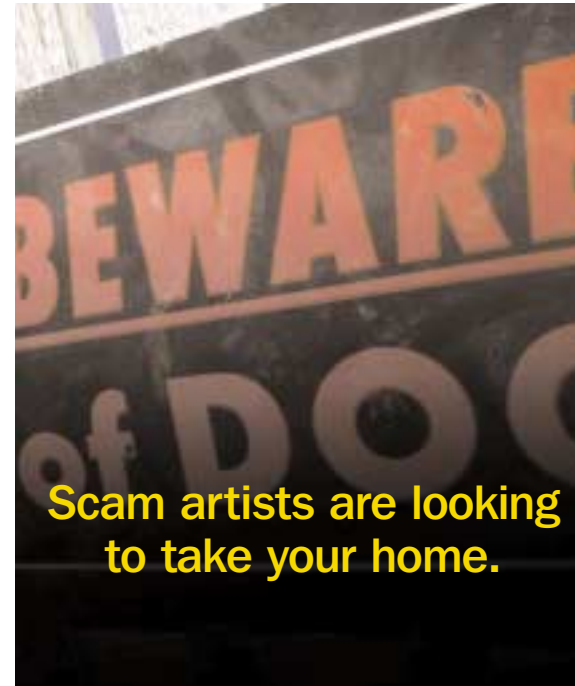
**Don't borrow trouble.**

## When can debt consolidation be dangerous?

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Often financial troubles lead people to debt consolidation as an easy solution. But, this can lead to greater debt. Sometimes it makes sense to consolidate your loans. However, when you tie it to the equity in your home, it may lead to a loan you really can't afford. If you can't make your new payment, you could lose your home. The decision to consolidate your debt should be made carefully with the best information available.

**We can help you weigh all your options.**



## How could someone take your home?

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If you have filed for bankruptcy or are behind in your house payments, you may be targeted by people who want to steal your home and your equity. They will offer to “help” you by buying your home and selling it back to you. They are only helping themselves—to your money and your home. Don't fall for their scams.

**Call us at 612-312-2020 or visit [www.dontborrowtroublemn.org](http://www.dontborrowtroublemn.org) for information and advice.**

## What can you do?

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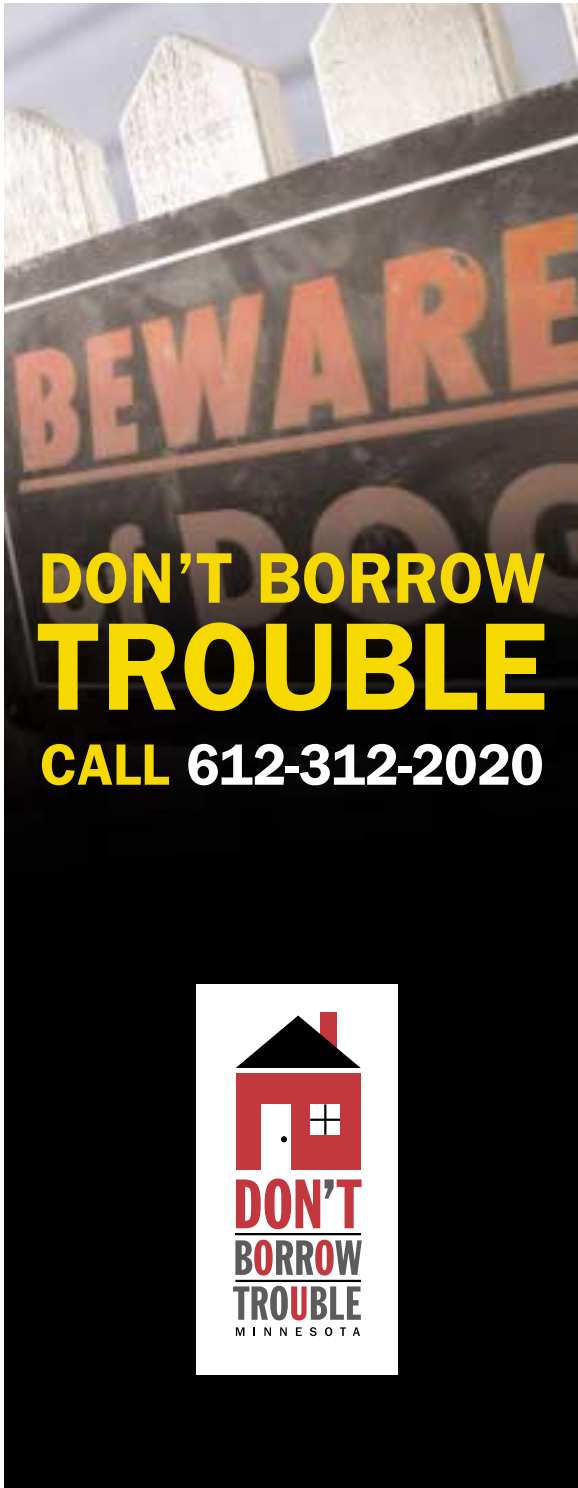
Call the **DON'T BORROW TROUBLE** help line at **612-312-2020.**

**Information is power.** Don't let others take advantage of you. Even if you have credit problems, there are more choices than you might think or have been led to believe. We will explain home lending in everyday language, answer your questions, and help you explore your options. Keep your home and your future secure.

**Our advice is free and confidential.**

### What is DON'T BORROW TROUBLE Minnesota?

DON'T BORROW TROUBLE Minnesota is a public education campaign that seeks to prevent predatory lending in the Twin Cities metro area. A coalition of over 60 organizations has joined together to create this campaign. If you have questions about purchasing a home, refinancing, debt consolidation, home equity loans, or other home-ownership related questions, call us. We can help answer your questions and put you in touch with housing counselors and nonprofit agencies for further assistance.



For free advice, call  
**612-312-2020**  
or visit  
[www.dontborrowtroublemn.org](http://www.dontborrowtroublemn.org)



DON'T BORROW TROUBLE Minnesota is a coalition of over 60 organizations who have joined together to prevent predatory lending in the Twin Cities. DON'T BORROW TROUBLE<sup>SM</sup> was pioneered in Boston by Mayor Thomas M. Menino and the Massachusetts Community Banking Council and is being expanded nationally by Freddie Mac.



## What are the warning signs of a risky loan?

There are some lenders that will put greed before your needs. They may charge you much higher fees than normal or a higher interest rate than your credit deserves. They may even charge fees they don't tell you about or for services you don't receive. Some lenders will rush you and not explain the details of the loan, even when you ask questions. Good lenders will treat you and your credit with respect. We can provide the information you need to make a good choice.

**Call us. You do have options.**