



SUN helps homeowners in foreclosure repurchase their homes with mortgages they can afford

SUN is now accepting applications in New Jersey

SUN reduces 30 year mortgages and monthly housing payments by 38% on average

- * **Boston Community Capital (BCC), a 30 year old nonprofit** founded the SUN Initiative in late 2009 to help homeowners facing foreclosure or eviction stay in their homes. We are now taking applications from Massachusetts, Maryland, New Jersey, Rhode Island, and Illinois homeowners.
- * **SUN buys homes at distressed values and resells these properties** back to their original homeowners at their fair market value. To date, BCC's SUN Initiative has invested nearly **\$95 million** to prevent the foreclosure or eviction of over 600 families.
- * **SUN welcomes applications from New Jersey homeowners** who are late on their payments or in foreclosure and have a stable and predictable income (even if it is Social Security payments) that can support a 30-year fixed rate mortgage that is roughly equivalent to the current market value of their home. There are no income limits to apply.
- * **Individuals may still be eligible for SUN even if they have:** poor credit scores; filed for bankruptcy; been turned down for federal mortgage modification programs.

To determine if you or someone you know may be eligible, contact SUN toll-free at 855-604-4663 (HOME), via email at info@sunhomehelp.org or on the web at www.sunhomehelp.org.

There is no fee to apply.

- * **Approved homeowners are offered a 30-year fixed rate mortgage,** interest rate of 6.375% (estimated 6.545% APR) with one point; no pre-payment penalty. A biweekly payment plan helps homeowners build up reserves that can be used to pay down the mortgage principal and reduce the loan, or used to pay for necessary repairs.
- * **Mortgage loans are made by Boston Community Capital affiliate Aura Mortgage Advisors LLC,** (NMLS ID23467) www.nmlsconsumeraccess.com. Aura Mortgage Advisors LLC is a nonprofit, licensed mortgage lender in the state of New Jersey.
- * **Boston Community Capital (www.bostoncommunitycapital.org)** has invested more than **\$1 billion** to build healthy communities where low-income people live and work. SUN's funding comes from individual investors and foundations, the U.S. Department of Treasury's CDFI Fund and East Boston Savings Bank. SUN is an Equal Housing Opportunity program.

SUN Foreclosure Prevention Program is an initiative of Boston Community Capital
Homeowners may call SUN at 855-604-4663 to ask if they are eligible. No fee to apply.

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SUN Mortgage
Single Family House
Lynn, MA

Owner Benefit

\$ 88,090 (29%) Mortgage reduced

\$ 481 (22%) Monthly payments reduced



2005 Homeowner purchase

\$302,490 Mortgage

\$ 2,199 Monthly Payments



Family hardship / Bank foreclosure

Homeowner lost job in 2008, went into foreclosure after unemployment ran out. Bank would not work with him after he was re-employed.



Home market tumbles/ SUN purchases house

\$180,000 Distressed Value



2014 SUN sells house back to the owner at affordable price

\$214,400 New Mortgage

\$ 1,718 New Monthly Payment



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