

REAL ESTATE & FINANCIAL CONSULTATION SERVICES

Initial Flat Fee: \$150.00
Call 253.284.3838, option 1 to Schedule



**SIX OFFICES IN
WESTERN
WASHINGTON**

1833 N 105th Street, Suite 101
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www.mbs-shortsales.com
253.284.3838, Option 1

**IF ONLY THE BANK
HAD TALKED TO ME...**



**FORECLOSURE FAIRNESS
ACT MEDIATION**





At McFerran, Burns & Stovall our focus has always been to provide exceptional value to clients.

We strive to give objective, experienced advice. Whether or not our assessment of your situation is positive or negative, we are intent on giving you the best advice possible so you may plan accordingly.

Our six attorneys have served Western Washington for decades, providing answers for client's legal questions regarding Real Estate, Business, Estate Planning, Distressed Property, and more. Our goal is to find a "Legal Prescription" for every client.

With the current rise in home owners in financial difficulties, we have redoubled our effort in helping our clients find solutions to their current situations that not only ease current stress, but look towards their future.

WHAT IS MEDIATION?

It's the process where home owners, bank representatives and a mediator sit down to discuss alternatives to foreclosure. The mediator can't order a resolution, but may be able to help the bank and the home owner reach an agreement. Both parties must participate in good faith.

HOW DO I QUALIFY?

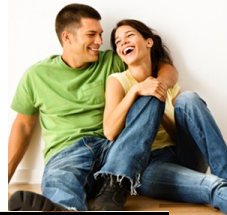
- You must still live in your home
- You cannot have had a Notice Of Trustee Sale filed yet
- You must have an Attorney or Housing Counselor request the mediation for you
- You have to participate in good faith

WHAT DO I NEED TO DO?

- Consult an Attorney to be sure a Mediation is in your best interest
- Have the Attorney request the mediation
- Provide the requested documentation
- Participate in the Mediation

HELPING YOU FIND THE ANSWERS YOU NEED

Our Attorneys meet with clients daily, helping them with solutions for everything from distressed property including short sales, loan mediation, foreclosures, deeds in lieu, as well as estate planning, trusts, deeds, business matters, and more.



FORECLOSURE FAIRNESS ACT

On July 22, 2011 homeowners gained a new advantage in negotiating with their lender: The Foreclosure Fairness Act. This new bill forces lenders to sit down in good faith and mediate possible resolutions to loan defaults. We will represent you in these mediations.

Why Mediation? Mediation allows for many things, most especially a neutral opportunity for you to be represented by legal counsel. It can prevent or delay foreclosure, possibly lead to a successful loan modification, or allow ample time for a short sale to be completed.

If you are considering a loan modification, facing foreclosure or short sale, and still reside in your home, you may be a good candidate for mediation.

OUR ATTORNEYS

- Ed McFerran
- Martin Burns
- Steve Stovall
- Jeanne Bowie
- Teena Williams
- Scott Dickinson



Over
 100
 Years Of
 Combined
 Experience.