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**Division of Mortgage Lending Fines Foreclosure Consultant  
and Obtains Refund for Injured Homeowners**

**Carson City** –The Nevada Division of Mortgage Lending has reached a settlement with a Reno business engaged in foreclosure consultant services over allegations that its conduct violated the State's Foreclosure Consultant statute.

The Division has fined IMortgage Lending Services, LLC, for violations of NRS 645F.400, which prohibits charging struggling homeowners up-front fees before providing foreclosure services.

*"It violates the law for foreclosure consultants to get paid before they perform their services,"* says Mortgage Lending Commissioner Joseph Waltuch. *"We are committed to taking action against companies that do this."*

IMortgage Lending Services, LLC, has fully complied with the settlement agreement, including refunding \$7600 in fees to two homeowners who had paid money before receiving services.

Waltuch adds, *"We hope that more companies will cooperate as IMortgage did by ceasing these improper activities and making appropriate refunds to the affected consumers."*

The Division reminds homeowners never to pay money in advance to a 'foreclosure consultant'. Commissioner Waltuch also suggests that homeowners not pay money in advance to 'loan modification specialists', companies that promise to modify or negotiate terms of existing mortgages where the homeowner is struggling financially but has not yet entered the foreclosure process.

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*“Loan modification help is available for free, directly from your lender or from a HUD-approved housing counselor,”* says Commissioner Waltuch.

For a list of qualified housing counselors, visit <http://foreclosurehelp.nv.gov/HousingCounselors.html>. If you think you have been victimized by a foreclosure consultant or loan modification company, act now. File a complaint with the Division of Mortgage Lending at [http://mld.nv.gov/Forms.htm#complaint\\_forms](http://mld.nv.gov/Forms.htm#complaint_forms).

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