305-980-1313 · support@keepourhome.info · www.keepourhome.com

FREE CHECKLIST — H6

Voluntarily transfer your home to the lender — and negotiate relocation cash

CONFIRM ELIGIBILITY

- You cannot afford the mortgage and have no other option to keep the home
- A short sale has already been attempted and failed, or isn't feasible
- There are no junior liens, HOA super-liens, or IRS liens on the property
- Title is clean enough for the lender to accept it

Multiple liens usually disqualify a deed-in-lieu.

DOCUMENTS NEEDED

- Hardship letter (detailed — lender needs to understand why DIL is necessary)
- Last 2 years of tax returns
- Last 2 months of pay stubs or proof of income
- Last 3 months of bank statements
- Most recent mortgage statement
- Lien search / title report showing no junior liens

NEGOTIATING TERMS

- Request that the lender waive the deficiency balance in writing
- Negotiate relocation assistance (cash for keys) — typically $1,000–$10,000
- Agree on a move-out date and get it in writing
- Confirm the deed-in-lieu will be reported favorably (or neutrally) to credit bureaus
- Ask for written confirmation that no collection action will follow

AFTER SIGNING

- Keep copies of all signed deed-in-lieu documents
- Get confirmation the deed has been recorded by the lender
- Follow up on credit reporting after 60 days
- Save all relocation assistance documentation for tax purposes

PRO TIPS FROM KEEP OUR HOME

- A deed-in-lieu is better than foreclosure on your credit, but negotiate hard.
- Always get a deficiency waiver in writing — it's the most important protection.
- We negotiate deed-in-lieu agreements. Call 305-980-1313 for free help.

Need help? Call us FREE: 305-980-1313 | www.keepourhome.com