

Pursuant to Dane County Rule 118, you are hereby notified of the

DANE COUNTY FORECLOSURE MEDIATION PROGRAM

Mediation is a confidential and voluntary process where you and the lender seeking to foreclose on your home may discuss ways to resolve your foreclosure case, including reinstatement of the loan and modification of the loan terms. **You must live in and own the property that is subject to this foreclosure action to qualify for mediation under this program.**

To Request a Mediation Conference: Complete the attached Mediation Request form. Please make sure you complete all contact information completely. Please print all information clearly. Send the form by fax, e-mail or United States mail to:

Dane County Foreclosure Mediation Program
2001 West Broadway, Suite 1
Monona, WI 53713-3707
Fax: (608) 224-3632
Phone: (608) 224-3636, ext. 24
E-mail: dchamediation@gmail.com

After You Request Mediation

The Mediation Program Coordinator will review your request and notify you and the lender as to whether your case can be accepted for mediation. If the lender agrees to mediation, a conference with you and the lender will be scheduled. Prior to a mediation conference, you will meet with a housing counselor to prepare a household budget. A non-refundable \$100 fee will be charged to the homeowner and to the lender.

A MEDIATION REQUEST IS NOT A RESPONSE TO THE SUMMONS AND COMPLAINT.

Please read the Summons and Complaint to make sure you understand your rights and the deadline to respond to the lawsuit. If you do not file an Answer in court within 20 calendar days of receiving the Summons and Complaint, the court may grant judgment against you. This means that you may lose your home and your right to object to anything that you disagree with in the Complaint.

Mediation is separate from the foreclosure lawsuit. Mediation may help you and the lender discuss options to resolve the lawsuit, but the lawsuit will continue while mediation is attempted. The Mediation Program does not provide legal assistance to either side in the foreclosure lawsuit.

Legal Assistance

An Answer Clinic is available to help defendants prepare an Answer to the Summons and Complaint. The clinic meets on the 1st and 3rd Thursdays of each month from 11:00 a.m. to 1:00 p.m. on the 3rd floor of the City-County Building, 210 Martin Luther King Jr. Blvd, Madison. In addition, the University of Wisconsin Law School's Consumer Clinic can answer general questions about the foreclosure process and provide forms to help you respond to the Summons and Complaint. Call (608) 263-9574 for information or assistance.

More Questions? See www.daneforeclosurehelp.org for an explanation of the mediation process.

Pursuant to Dane County Rule 118
**DANE COUNTY FORECLOSURE
MEDIATION PROGRAM**

To request a mediation conference with the lender, please answer the questions below, sign this request and mail, email or fax the form to:

Dane County Foreclosure Mediation Program
2001 West Broadway, Suite 1
Monona, WI 53713-3707
Fax: (608) 224-3632
Phone: (608) 224-3636, ext. 24
E-mail: dchamediation@gmail.com

THIS REQUEST SHOULD BE RECEIVED **10 DAYS** FROM THE DATE YOU WERE SERVED WITH THE SUMMONS & COMPLAINT. REQUESTS SUBMITTED AFTER THIS DATE WILL BE PROCESSED, HOWEVER, THE LENDER MAY BE LESS LIKELY TO ACCEPT MEDIATION IF THE REQUEST IS NOT FILED IN A TIMELY MANNER.

The information provided will be used by the Mediation Program to make an initial determination about whether this case is suitable for mediation.

Name: _____

Property Address: _____

City State Zip Code

Mailing Address (if different from property address):

Address (Street) City State Zip Code

Daytime Phone: _____ Evening Phone: _____

Cell Phone: _____

E-mail address: _____

Name of lender/Plaintiff in your case: _____

Your Foreclosure Case No. _____ County: _____
(From the Summons & Complaint)

1. Is this property your primary residence? _____ Yes _____ No
2. Are you interested in trying to remain in the residence? _____ Yes _____ No

3. If you are not interested in trying to remain in the property, are you interested in discussing other options with your lender? _____ Yes _____ No

4. What is your monthly income from all sources?

5. Do you expect your income to change for any reason? If so, please describe:

6. Check all items that have caused you to miss your mortgage payments:

_____ Injury or illness _____ Adjustable Interest Rate/Balloon Payment
_____ Loss of employment _____ My expenses exceed my income

Other: _____

7. On what date was the foreclosure action filed in court? _____

8. Has a judgment been entered in this case? _____ Yes _____ No _____ Unsure

If yes, on what date? _____

9. Has a sheriff's sale taken place or been scheduled? _____ Yes _____ No _____ Unsure

If yes, on what date? _____

10. Is there any other information that would be helpful in deciding whether your case would be suitable for mediation? If so, please describe:

I certify that I am the owner of the property that is the subject of this foreclosure action, and I currently reside in this property.

Date

Property Owner's Signature