



Granite Trust Properties

# Foreclosure Decision Checklist: Stay or Sell?

Your step-by-step guide to deciding whether to fight for your home or walk away on your terms.

## HOW TO USE THIS GUIDE

Behind on mortgage payments? Use this checklist to make the smartest move before the bank makes it for you.

1. **Print it out or keep it on your phone** — you'll be checking off answers.
2. **Work through each section honestly** — no sugarcoating.
3. **Tally your results** at the end to see whether you should focus on staying or selling.
4. **Book a strategy call** to turn your decision into an actual plan.

## The Checklist: Stay or Sell?

### Step 1: Financial Reality Check

- Can you catch up on missed payments within 60 days?
- Is your mortgage payment affordable ( $\leq 35\%$  of your monthly income)?
- Is your income stable for at least the next 12 months?

If you answered "No" to 2+ of these, selling may protect your equity and credit.

### Step 2: Property & Equity Review

- Do you have at least 10% equity in your home?
- Is the property in good enough shape to sell without massive repairs?
- Are there no major liens besides the mortgage (tax, HOA, contractor)?

If you have equity and the home is marketable, selling could give you a financial cushion.

### Step 3: Emotional & Lifestyle Factors

- Is staying in this home essential for family stability (schools, community)?
- Are you prepared for the stress of legal and financial negotiations?
- Will staying keep you from other important life goals?

If emotional needs outweigh the stress, staying could be worth the fight.

### Step 4: Legal & Negotiation Potential

- Has your lender shown any willingness to work with you?
- Is foreclosure more than 60 days away?
- Do you have, or can you get, legal help?

If the clock is ticking and the lender won't budge, a quick, strategic sale may be your safest move.

## YOUR RESULTS

1. **Mostly "Yes" answers** → Fight to **Stay**: Modification, foreclosure defense, or bankruptcy could help.
2. **Mostly "No" answers** → Consider **Selling**: Protect your equity and exit on your terms.
3. **Mixed answers** → Talk to a professional for a hybrid plan.

## Why This Is Important

When you're facing foreclosure, every week matters. Waiting too long means fewer options, more stress, and more money lost.

This checklist helps you decide faster and act smarter — while you still have control.

## Your window to act is closing.

Whether you stay or sell, you need a clear plan before the foreclosure clock runs out.

Book your 15-minute Strategy Call now and leave with your next best step.



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