

Nancy Turner
10967 SE Valley View Terrace
Happy Valley, OR 97086
nancyturner100@gmail.com

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Oregon State Legislature
900 Court St. NE
Salem, OR 97301

To Whom It May Concern,

I am writing about my experience with the Hacienda program and why I believe it should be well funded.

For ten years I attempted to obtain a loan modification of a loan for a rental property I own. The interest rate was over 8%. I wanted to avoid foreclosure but was exhausted from dealing with the lender. I went to Hacienda for help. The staff at Hacienda explained everything clearly and made sure I understood what was going to happen. They were always easy to contact by phone or email. Their assistance saved my sanity! It did not save my loan, however. The bank refused to modify a non-owner occupied property. I decided to sell the property, which brought closure on what had been a difficult ordeal. I don't know if I could have avoided foreclosure without the assistance of Hacienda.

Not all rental property owners are wealthy. I was a self-employed counselor for forty years. I invested in rental property in order to create a source of retirement revenue. I didn't have the funds to hire an attorney. I am eternally grateful to Hacienda for helping me. This is a program that will help many people like me avoid foreclosure. For the sake of people who are overwhelmed either emotionally or financially, this program should be well funded to continue it's good work.

Sincerely,



Nancy Turner