

BARRISTER'S CORNER



ATTY. KENNETH URSUA REYES

H-1B Visas for professionals and college graduates

er should offer wages that pays at least the prevailing wage for that position. Once approved, the alien will be given an H-1B status of three years or the period of employment, whichever is shorter. The alien's status may be extended for another three years to a maximum of six years under H-1B status.

The biggest problem nowadays with H-1B is the visa cap. The limit is currently 65,000 which is released every October 1. The problem is that this number is often filled up rather quickly. Once the cap is filled, the beneficiary would have to wait until the following October 1 to receive the status. In the meantime, the beneficiary would run out of their visitor's status. It is important for the alien to maintain status both at the date of filing the H-1B, which begins every April 1, until the October 1 (earliest date new H-1B visas are issued). Timing is the most important issue an alien should consider. Aliens entering the US between April to July and who are given at least six months visitors status stand a good chance of being able to switch to H-1B status once they are able to obtain an employer to petition them.

The H-1B visa only authorizes the alien to work for the petitioning employer. If the employee later desires to obtain a second job or wishes to switch employers, then a new H-1B petition would be required. It is possible to work part time under an H-1B visa but such work schedule

must be disclosed in the Petition. Aliens currently on an H-1B that wisher to change employers may do so without being subject to the cap. Current H-1B holders may also us the H-1B portability provision to begin working for the new employer prior to the approval of the new H-1B provided the new petition has been filed with the USCIS and the period of employment indicated has commenced.

Information that are generally required from the employer are basic information about their business, tax identification number, number of employees, gross and net income, and detail explanation of their business. Information and documents needed from the employee/beneficiary are their credentials. College transcripts, Educational Evaluation, Resume, Certificate of Experience from past employers, professional licences, post graduate degree if applicable. If you are seeking to change your status to an H-1B, it is best to seek the assistance of an experienced attorney.

Atty. Kenneth Ursua Reyes was President of the Philippine American Bar Association. He is a member of both the Family law section and Immigration law section of the Los Angeles County Bar Association. He has extensive CPA experience prior to law practice. LAW OFFICES OF KENNETH REYES, P.C. is located at 3699 Wilshire Blvd., Suite 700, Los Angeles, CA, 90010. Tel. (213) 388-1611 or e-mail kureyeslaw@aol.com. Visit website Kenreyeslaw.com.

(Advertising Supplement)

DEBT RELIEF



ATTY. LAWRENCE YANG

(Part 2)

LAST week we discussed Part 1 of the Homeowner Affordability and Stability Plan or HASP which hopes to fix the mortgage meltdown by enabling qualifying homeowners to refinance or modify their mortgages. This will be accomplished by relaxing lending standards making it easier for borrowers to qualify for new loans and by rewarding lenders who provide those loans. The plan addresses two types of homeowners. The first type is homeowners who have good credit who want to refinance their houses to take advantage of current low rates of interest but cannot do so because the value of their houses have dropped too low, wiping out any equity. The administration estimates that the number of homeowners in this category is between 7 million to 9 million families. Here, HASP will allow loans to be made up of 105 percent of the property's value. For example, client who filed bankruptcy 10 years ago, now has a perfect credit score, and comes to see me to get a loan modification to reduce his mortgage payment.

His house is currently worth \$300,000. Balance of his mortgage is \$380,000. There is no second mortgage. The mortgage is fixed for 30 years at 6 percent. Since client has good credit, under HASP, client will qualify for a refinance loan of \$315,000 at the prevailing low 30-year fixed rate interest of 4.5 percent. If the lender will allow the refinance, lender will reduce the loan balance from \$380,000 to \$315,000, forgiving \$65,000. Client's mortgage payment will go down for two reasons: a) the mortgage balance is now \$315,000 instead of \$380,000 and b) the fixed rate interest is now

Homeowner Affordability and Stability Plan (HASP)

4.5 percent instead of 6 percent. Does client need a lawyer for this transaction? No. Client has good credit so all he has to do is go to a mortgage lender to see if he can get a refinance at \$315,000 at 4.5 percent.

If client is not able to get a refinance at 105 percent of the property value despite his good credit, then he would need a lawyer to get the loan modified if he still wants lower mortgage payments and to bring the loan balance down to the current fair market value of the property. Lawyer will then try to get the loan modified under the HASP program.

The other types of homeowners covered by HASP are those

will then match further reductions in the interest rate dollar for dollar in order to bring the borrower's debt to income ratio to 31 percent. Thus, if debtor's income is \$3,000, the mortgage payment should be reduced to \$1,140. This seems to be a really good deal for the borrower. Thus, homeowners in this category should try to have their loans modified.

Loan modifications in this category are not permanent. Modified loan terms will remain in place for five years. Thereafter, interest rate will be gradually returned to the contract rate.

If lenders do not cooperate with borrower's requests for loan modifications, the solution will be to file a Chapter 13 when the proposed amendment allowing bankruptcy judges to cram down the loan to the current fair market value of the house becomes law. By that amendment, bankruptcy judges will be empowered to modify the terms of a mortgage to benefit debtor by reducing the balance, reducing mortgage interest and payment. Congress passed the cram down bill two weeks ago, but it is not yet law right now.

If you need debt relief, contact my office. I will analyze your case personally.

Lawrence Bautista Yang specializes in bankruptcy, business, real estate and civil litigation and has successfully represented more than five thousand clients in California. Please call Angie, Barbara or Jess at (626) 284-1142 for an appointment at 1000 S. Fremont Ave., Bldg. A-1 Suite 1125 Unit 58, Alhambra, CA 91803.

(Advertising Supplement)

“If client is not able to get a refinance at 105 percent of the property value despite his good credit, then he would need a lawyer to get the loan modified if he still wants lower mortgage payments and to bring the loan balance down to the current fair market value of the property.”

The Mona Lisa smile the Gentle Care Dental way

L OLITA Precilla, a patient of Gentle Care Dental says, "They transformed my teeth like magic. Now I have beautiful smile, white teeth, and very healthy gums..." She didn't think much of the appearance of her teeth a while back. In fact, she thought it was "ugly." She then decided to go for help at Harbor City-based Gentle Care Dental over a year ago and from then on, never looked back. Precilla, flashing her own set of pearly whites in a drop dead gorgeous smile says of the two dentists at Gentle Care Dental, "...Both dentists took care of me. Dr. Tinoco and Dr. Simbol have gentle hands, very comforting and professional. Their office is very clean from the chairs to the equipment. Their dental office has an easy, pleasant environment. All the workers in their office are very polite, nice and helpful. I am very happy and honestly recommend Gentle Care Dental to everybody. If they did a miracle to my ugly teeth, they can definitely fix any teeth problems as well...."



Dr. Diana Simbol (left) and Dr. Maritess Tinoco (right) would like to invite you to come and avail of the dental services and facilities of Gentle Care Dental. Gentle Care Dental is located in a professional office building with plenty of parking at 1403 W. Lomita Ave. Suite 306, Harbor City CA 90710. To make an appointment, call (310) 530-1175. With a friendly staff, excellent service and state-of-the-art equipment, Harbor City-based Gentle Care Dental can very well live up to its name. As part of its "Welcome, Kababayan Program" for new patients, Gentle Care Dental is giving a 10% discount for the first treatment.

tually moved to the US, one following the other shortly after, in the mid '90s. Both promptly took the review board exams to get their professional licenses. After gaining valuable local experience working in big, corporate-owned dental companies for a considerable period of time, the two best friends for life, struck out on their own to pursue their dream of establishing their own dental practice. Since then, the two very personable dentists never looked back.

Many FilAms still prefer and rely upon friends and family to find dentists that can take care of their dental needs for life. It is, after all, a personal matter and all about choice. The process is slow but sure. Knowing that reputation is built one patient at a time, Drs. Simbol and Tinoco have chosen to build their professional practice as something that sets them apart by the quality of meticulous, gentle care and personal and individualized service that they offer, thereby earning valuable reputation and a slew of referrals and recommendations in the process.

This dental office is a bright and welcoming, friendly place. Lety Magallanes and Monina Morente effectively take care of the front office desk in the beautiful, spacious, light and airy Harbor City dental office which houses several operatories with state-of-the-art equipment. Gentle Care Dental services include: bonding, bridges, crowns, fillings, oral surgery, orthodontics, porcelain veneers and teeth whitening procedures. As part of its "Welcome, Kababayan Program" for new patients, Gentle Care Dental is giving a 10% discount for the first treatment. For patients with no health insurance and for a limited time only, exam and X-rays cost only \$30.00. Free battery-operated toothbrushes are given to new patients. This is one dental office that truly tries to put a smile on your face.

Gentle Care Dental is located in a professional office building with plenty of parking at 1403 W. Lomita Ave. Suite 306, Harbor City CA 90710. To make an appointment, call (310) 530-1175.

(Advertising Supplement)

PAGE B2

on a steady speed and altitude. As Icarus swooped, dived and indulged frivolously in his aerial acrobatics, Icarus soon forgot his father's words and flew higher and higher towards the noontday sun. Then the wax in his wings melted, the wooden framework broke apart and the feathers blew away. Wingless and panicking, Icarus plunged headlong like deadweight into the blue waters. Daedalus swooped down in hot pursuit to save his son but it was much too late. All he saw were a few feathers floating on the surface.

Daedalus, with a heavy heart at the tragic loss of his beloved Icarus, managed to fly to Sicily. In his grief, Daedalus retired his wings, lost his love for life and never flew again.

Over and over again through the generations, we see this ten-

Hubris and the Folly...

dency of some of the young ones to "forget" the things they have been taught and allow hubris and folly to rule. Some throw away everything they have learned and painstakingly worked for in one impetuous decision or action. It is as if their overwhelming sense of freedom, newly-attained independence and sense of power goads them to "fly close to the sun." Humility gets torpedoed and overweening pride rules. They feel they no longer need guidance from anyone. Sometimes a good scare or a tiny thorn of bad experience can be humbling and worth more than a lifetime of warnings, advice and admonitions to nudge prideful youth back to reality and on the straight and narrow.

While we may think that this tendency of the youth today is unique to our times, we only have to look back several thou-

sand years to know that the scenario may have changed, the cast of characters in every generation in every nation may be different, but the predilection for hubris and folly in some of the youth remains the same.

We need to be reminded too that as adults, we were once just as young and just as foolish, perhaps even more so. But we were lucky and got a pass because life was magnanimous enough to let us get past this harrowing stage with barely a scratch and live long enough to see the cycle repeated in our children.

And on and on until the sun dies, the cycle goes.

Nota Bene: To ask questions, send feedback and requests as well as to inquire about advertising in any or all of the 6 print editions of Asian Journal in California, Nevada and New York/ New Jersey and/or advertising in the Print Edition Online of Asian Journal, e-mail monette.maglaya@asianjournalinc.com

How to rebuild...

PAGE B2

and future possibilities.

If you have not lost your property to foreclosure but are currently in foreclosure proceedings, you may still have time to act. Or maybe you're not even sure if you should keep your property or not, and/or if you will be liable for any foreclosure deficiencies after the sale date. For a free of-

fice consultation, please call Toll-Free 1-866-477-7772. We have offices in Glendale, Cerritos and West Covina.

None of the information herein is intended to give legal advice for any specific situation. Atty. Ray Bulaon has successfully helped over 4,000 clients in getting out of debt. For a free attorney evaluation of your situation, please call Ray Bulaon Law Offices at TOLL FREE 1-866-477-7772.

(Advertising Supplement)

Insurance Companies and Employers have their own attorneys to protect them.

WHO WILL PROTECT YOU?

Benefits under your insurance policies - Homeowners, Auto, Life, Disability, Annuity or Health. Claims for Serious Personal Injuries and Wrongful Death.

You need an attorney on your side.

Employee's claims for overtime and meal break compensation, employee's rights against disability discrimination and retaliation. Consumers damaged by unlawful business practices.

You need an attorney to fight for you.

With more than 21 years of skilled advocacy and experienced representation, the firm has obtained significant million dollar recoveries for injured consumers, policyholders and employees.

Backed by a solid track record, the law firm has consistently fought for the rights of Filipinos and their families seeking justice against big businesses, insurance companies and employers.

Law Offices of
C. JOE SAYAS, JR.

Tel. No. 818.291.0088
www.joesayaslaw.com

700 N. Central Avenue, Suite 235
Glendale, CA 91203

Our attorneys' accomplishments have been recognized by The Los Angeles Daily Journal, Million Dollar Advocates Forum, and various community organizations.

Your inquiries are welcome and at no cost to you.

