

Getting Mortgage Help Update

Foreclosure Moratorium Information

- On March 18, 2020, a moratorium or “hold” was put onto foreclosure filings and post-judgment sales.
- This is for properties financed, backed or insured by Fannie Mae, Freddie Mac, FHA, USDA, and VA mortgages.
- This includes reverse mortgages which are usually FHA insured.

The moratorium is now extended through **December 31, 2020 for VA, USDA and FHA mortgages and January 31, 2020 for Fannie Mae and Freddie Mac Mortgages.**

How do I know whether my loan is a FHA, Fannie Mae, Freddie Mac, USDA or VA mortgages?

- Fannie Mae: <https://www.knowyouroptions.com/loanlookup> or call 1-800-232-6643, option 4 for consumers
- Freddie Mac: <https://www3.freddie.mac.com/loanlookup/> or call 1-800-373-3343, option 4 for consumers
- FHA: Check your loan closing papers or call 877-622-8525 to check
- USDA: Check mortgage documents or call loan servicer
- VA: Check mortgage documents or call loan servicer

What does the Moratorium mean for those with FHA, Fannie Mae, Freddie Mac, USDA or VA Mortgages?

The Moratorium prevents the filing of a foreclosure action, foreclosure sales and evictions resulting from foreclosure actions thru December 31, 2020. However, your mortgage servicer may file a foreclosure once the moratorium ends.

What other protections are available for people with FHA, Fannie Mae, Freddie Mac, USDA or VA mortgages?

If you have a COVID–19 related hardship and can't pay your mortgage, contact your loan servicer immediately.

Forbearance

- You should request a forbearance (stop on mortgage payments) for 180 days.
- You can request a second 180 day forbearance period.
- This requirement remains in place as long as the National Emergency stays in effect or until December 31, 2020, whichever is earlier.

You may also be eligible for a loan modification, repayment plan, or other similar loss mitigation option.

To find out what you are eligible for, complete a full mortgage assistance application.

- You will need your income information and a written explanation of your hardship.
- Keep copies of your application and any paperwork submitted.
- If you receive a notice of incomplete application, make sure to meet any deadlines to submit missing documents.
- Send your application using a trackable form of mail so that you have proof of when your paperwork is received by the servicer.
- When you ask for a forbearance, your loan servicer is required to inform you that they need a full application for mortgage statement in order to be evaluated for other mortgage assistance options.

How can I reach my loan servicer?

For most loan servicers, you can submit your request for forbearance or request for other types of mortgage assistance options by sending a written letter, email or fax asking for mortgage payment relief.

What if I don't have a FHA, Fannie Mae, Freddie Mac, USDA or VA mortgage?

Many companies have their own loss mitigation options to help customers experiencing difficulty in paying their mortgages. You should contact your loan servicer to ask about those options.

For legal help with these issues, please contact your local Legal Aid.

SEOLS: 1-833-288-2936

FRANKLIN & MADISON: (614) 241-2001 or Toll Free 1-888-246-44420

LASC/SEOLS does not discriminate against any person on the basis of actual or perceived race, color, religion, sex, sexual orientation, gender identity or expression, marital status, national origin, disability, age, ancestry, or military status in admission, treatment, or participation in our programs, services and activities, or in our hiring and employment practices.

