

C. Postponement

The Servicer has the authority to postpone the scheduled foreclosure or repossession sale date if there is reasonable expectation the postponement will result in a mitigation of loss to all parties concerned. Applicable insurer/guarantor guidelines should be followed.

Should the Servicer elect to postpone the scheduled foreclosure or repossession sale date, the Servicer must notify AHFC no later than 3:00 PM on the scheduled date of the sale.

The Servicer is encouraged to work with the borrower to cure the default. No loan will be foreclosed upon when it is less than 90 days delinquent (60 days for manufactured homes) without specific AHFC approval. Failure to obtain AHFC's prior approval may result in the loan being repurchased by the Servicer.

If an offer is tendered at the time of foreclosure or repossession sale, the Servicer must determine if it is in AHFC's best interest to postpone the sale for consideration of the offer. If the Servicer recommends postponement of the sale, the postponement should not exceed 3 business days.