

.03 EVICTION GUIDELINES

The Servicer is responsible for the eviction of all occupants of a property unless otherwise directed by AHFC. Prior AHFC approval for the eviction is required in remote areas where the availability of suitable rental housing is limited. Eviction guidelines follow.

A. Rent Collection

If a Servicer was collecting rents from an Assignment of Rents or a regular lease agreement, the Servicer should be prepared to complete a timely eviction of the tenants. The tenants should be served with a notice to vacate as quickly as legally possible according to Alaska laws.

B. Notice to Quit

If the property is owner occupied, the notice to quit should be served on the day following the foreclosure sale date, but no later than 5 calendar days after the sale.

C. Forcible Entry and Detainer (FED)

If the occupants do not comply with the notices to vacate, the Servicer will immediately contact an attorney to begin Forcible Entry and Detainer (FED) proceedings.

D. Delayed Proceedings

Eviction proceedings must not be delayed without prior written approval from AHFC.

E. Renting after Acquisition

If AHFC determines the property will be rented after acquisition, AHFC will direct the Servicer in renting/evicting and collection on REO properties.