

Mortgage Reinstatement Program

Criteria	Terms
<u>Brief description</u>	<p>Provide funds to eliminate or reduce past due payments and other delinquent amounts, including payments under a forbearance plan, on forward mortgages, reverse mortgages, loans secured by manufactured homes, or contracts for deed.</p> <p>HAF Funds may be used to bring account fully current, with no remaining delinquent amounts, and to repay amounts advanced by the lender or servicer on the borrower’s behalf for property charges, including property taxes, hazard insurance premiums, flood or wind insurance premiums, ground rents, condominium fees, cooperative maintenance fees, planned unit development fees, homeowners’ association fees or utilities that the servicer advanced to protect lien position. Payment may also include any reasonably required legal fees.</p> <p>HAF funds will be used only to supplement other loss mitigation options offered by the servicer under investor requirements or where, without HAF funds, the homeowner would not qualify for that loss mitigation option.</p>
<u>Maximum amount of assistance per homeowner</u>	<p>Each Homeowner will be eligible for up to \$40,000 through this program to be used only for the homeowner’s primary residence.</p>

<u>Criteria</u>	<u>Terms</u>
<u>Homeowner eligibility criteria and documentation requirements</u>	<p>Same as General Eligibility Requirements plus:</p> <ul style="list-style-type: none">• Statement of current ability to resume any required regular payments after account is reinstated (OR) Ability to resume any required regular payments with assistance from Grantee Mortgage Payment Assistance Program.• For reverse mortgages, Homeowner is either in default due to property charges or has entered a repayment plan to repay such charges, and homeowner otherwise qualifies. <p>Indicate documentation requirements listed here:</p> <ul style="list-style-type: none">• Photo identification• 2022 Tax Returns or 4506-T IRS Request for Transcript of Tax Return Form• Proof of homeowner related expenses e.g. utility bills, homeowner association fees, etc...• Attestation of lost income or increased expenses due to Covid-19• Signed application and disclosures• Other applicable documents• If applicable, signed 3rd party release of information authorization• Applicants who receive more than \$20,000 in assistance will be required to sign a Deed of Trust that is forgivable after one year
<u>Loan eligibility criteria specific to the program</u>	<ul style="list-style-type: none">• Must have experienced a Covid-19 related hardship after January 21, 2020• Assistance may only be provided for mortgages in past due status after January 21, 2020• Mortgages must have originated by March 1, 2022• Commercial loans are ineligible
<u>Form of assistance</u>	<p>Assistance will be structured as a non-recourse grant.</p>

<u>Criteria</u>	<u>Terms</u>
<u>Payment requirements</u>	Payments may be made directly to the lender or servicer, as appropriate.

Homeowner Payment Assistance Term Sheet

<u>Criteria</u>	<u>Terms</u>
<u>Brief description</u>	<p>Provide full or partial payment assistance to homeowners unable to make full mortgage payments or other homeowner related payments, due to a continuing financial hardship associated with the Coronavirus pandemic.</p> <p>HAF funds may be used to reduce a homeowner’s monthly mortgage/loan payments and other homeowner related payments for a period up to 12 months or until the Maximum Amount of Assistance is reached.</p> <p>HAF funds may be used for mortgage assistance and for property charges, including property taxes, hazard insurance premiums, flood or wind insurance premiums, ground rents, condominium fees, cooperative maintenance fees, planned unit development fees, homeowners’ association fees or utilities that the servicer advanced to protect lien position. Payment may also include any reasonably required legal fees.</p> <p>HAF funds may be used to supplement other loss mitigation measures offered by the servicer or where HAF funds are necessary for the homeowner to qualify for other such loss mitigation measures.</p>
<u>Maximum amount of assistance per homeowner</u>	<p>Each Homeowner will be eligible for up to \$40,000 through this program with respect to the applicant’s primary residence, including a dwelling to be made habitable so it may serve as the homeowner’s primary residence.</p>
<u>Homeowner eligibility criteria and documentation requirements</u>	<p>Same as General Eligibility Requirements plus indicate documentation requirements:</p> <ul style="list-style-type: none">• Statement of current inability to resume mortgage payments due to unemployment, underemployment or other continuing hardship.• Photo identification• 2022 Tax Returns or 4506-T IRS Request for Transcript of Tax Return Form• Proof of homeowner related expenses e.g. utility bills, homeowner association fees, etc...• Attestation of lost income or increased expenses due to Covid-19• Signed application and disclosures• Other applicable documents• If applicable, signed 3rd party release of information authorization

<u>Criteria</u>	<u>Terms</u>
<u>Loan eligibility criteria specific to the program</u>	Experienced a Qualified Financial Hardship after January 21, 2020
<u>Form of assistance</u>	Assistance will be structured as a non-recourse grant.
<u>Payment requirements</u>	Payments will be made directly to the lender or servicer, utility, insurer, tax authority, as appropriate.

Home Repair Assistance

<u>Criteria</u>	<u>Terms</u>
<u>Brief description</u>	<p>Provide funds to cover reasonable home repair expenses to the homeowner’s primary residence as necessary to restore the property to habitable condition or to resolve housing/property code violations.</p> <p>HAF Funds may be used to pay the reasonable cost of repairs necessary to address property conditions, including pre-development costs, necessary architectural or engineering fees, construction oversight, or other costs incidental but necessary to the completion of the eligible scope of work.</p> <p>Grantee may utilize HAF administrative funds to provide technical assistance to the homeowner (e.g. identifying necessary repair work).</p>
<u>Maximum assistance per homeowner</u>	<p>Each Homeowner will be eligible for up to \$100,000 through this program with respect to the applicant’s primary residence, including a dwelling to be made habitable so it may serve as the homeowner’s primary residence.</p>

<u>Criteria</u>	<u>Terms</u>
<u>Homeowner eligibility criteria and documentation requirements</u>	<p>Same as General Homeowner Eligibility Criteria Across All Programs plus:</p> <p>At the time repairs begin, homeowner is current on other secured home payment obligations, on an active payment plan or forbearance, and/or getting related HAF assistance for those obligations.</p> <p>Homeowner will be able to afford applicable payments necessary to sustain homeownership (mortgage, taxes, insurance, association dues, etc.) after repairs are completed, based on a financial analysis established at the reasonable discretion of Grantee.</p> <p>Homeowner does not qualify for or has not been able to access affordable home repair financing (self-attestation of applicant’s efforts will satisfy). Grantees may determine, based on a reasonable analysis of homeowner needs data, that homeowners meeting certain criteria (e.g. income at or below a percentage of AMI) are presumed to meet this requirement without requiring homeowner attestation or documentation.</p> <p>Indicate documentation requirements:</p> <ul style="list-style-type: none">• Photo identification• 2022 Tax Returns or 4506-T IRS Request for Transcript of Tax Return Form• Proof of homeowner related expenses e.g. utility bills, homeowner association fees, etc...• Attestation of lost income or increased expenses due to Covid-19• Signed application and disclosures• Other applicable documents• If applicable, signed 3rd party release of information authorization

<u>Property eligibility criteria</u>	<p>Same as General Property Eligibility Criteria Across All Programs plus:</p> <ul style="list-style-type: none">• Property will continue to be the applicant’s owner-occupied primary residence once the repairs are made.• Properties that have outstanding violations may receive assistance if corrections are addressed before funding or are included in the scope of work funded by the program. <p>Eligible Property Conditions:</p> <ul style="list-style-type: none">• Housing deficiencies or conditions exist which may be hazardous to occupants/residents,• Property has a code violation or other citation, or is in danger of being cited or condemned, without the necessary repair,• Property is uninhabitable or condemned and the repair is necessary to make the home habitable, OR• Home improvements are necessary to improve accessibility and help senior residents age in place.
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<u>Criteria</u>	<u>Terms</u>
<u>Project criteria</u>	<ul style="list-style-type: none">• Repairs must be completed by a licensed contractor or, if the jurisdiction does not license contractors, a professional contractor found to be qualified and reputable in accordance with reasonable criteria established by the Grantee• Grantees may choose to require program pre-approval of contractors and may establish pre-approved contractor lists at option of Grantee.• Copy of contract must be provided to the program for approval, or homeowners and contractors must use a program-approved contract template.• Projects must comply with applicable zoning, building, and other applicable code requirements.
<u>Form of assistance</u>	Assistance will be structured as a non-recourse grant.
<u>Payment requirements</u>	Funds will be paid directly to the general contractor or entity responsible for the repairs upon satisfactory completion of the work. HAF technical assistance funds will be utilized to ensure reasonable oversight of the quality and completion of work will be performed before full payment is made.

PAPERWORK REDUCTION ACT NOTICE

The information collected will be used for the U.S. Government to process requests for support. The estimated burden associated with this collection of information is 1 hour per response. Comments concerning the accuracy of this burden estimate and suggestions for reducing this burden should be directed to the Office of Privacy, Transparency and Records, Department of the Treasury, 1500 Pennsylvania Ave., N.W., Washington, D.C. 20220. DO NOT send the form to this address. An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid control number assigned by OMB.