MORTGAGE RELIEF available during the COVID-19 crisis



Is your loan insured by the government (FHA, Fannie Mae, Freddie Mac, VA, or the USDA)?

Yes

TIP:

You can confirm whether your loan is insured by Fannie Mae, Freddie Mac, or the FHA at the following links/number:

Fannie Mae

knowyouroptions.com/loanlookup

Freddie Mac

https://ww3.freddiemac.com/loanlookup/

FHA

Call 877-622-8525

Your loan has additional protections

Borrowers can request forbearance (deferral of payments) from mortgage payments for up to 180 days, and then request and obtain additional forbearance for up to another 180 days. During a period of forbearance, no fees, penalties, or interest due to the default shall accrue on missed payments.

In order to obtain forbearance, the borrower must state that there is a financial hardship related to COVID-19. However, no additional documents relating to hardship may be requested.

Regardless of who your mortgage servicer/bank is, there is a general suspension of foreclosures, obtaining judgments of foreclosures, and conducting foreclosure sales and evictions from foreclosed properties. This suspension will last for 60 days, ending on May 18, 2020.

NOTE: This suspension of foreclosure activity does not depend on whether your financial hardship is related to COVID-19.

No

Call your loan provider

Check your servicer and/or bank's website to see what relief they are providing.

In order to be considered for some types of payment relief, you must contact your mortgage servicer.

Options for relief may include: Forbearance - Reduced or suspended payments.

Repayment - Getting caught up on past due payments through a repayment plan.

Modification - Permanent restructuring of the loan to reduce payments.

TIP:

When communicating with your mortgage servicer/bank, ask that information regarding specific options for your situation be provided in writing (email, paper mail, text).

NOTE: Even if you are unable to make your mortgage payments, you will not be immediately removed from your home. Foreclosure is a complex and formal legal process. Generally, after three months of missed payments, a lender can file a lawsuit against the borrower. You must be legally served with the lawsuit. Even after a lawsuit is filed, you will have the opportunity to try and get current on your mortgage as long as you are able to do so before a judicial sale is held.

If you have additional questions, please call Legal Aid Chicago at 312-341-1070.