

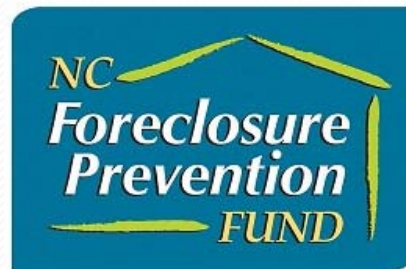
NC Foreclosure Prevention Fund



Eligibility and Assistance for Military
Personnel

N.C. Foreclosure Prevention Fund: Purpose

- To help homeowners recovering from unemployment or other hardships—and veterans transitioning to civilian employment—to preserve their homes from foreclosure while they seek work or retrain.
- *Eligibility requirements have been revised beginning in Fall 2013 to ensure veterans can take full advantage of the benefits.*





N.C. Foreclosure Prevention Fund: Program Details

- The Fund is a federally funded program that is administered by the N.C. Housing Finance Agency throughout the state.
- Funding is from the U.S. Department of the Treasury's Hardest Hit Fund.
- Assistance comes in the form a **zero-percent interest, deferred loan.**
- No payments are due as long as the homeowner continues to live in their home.
- Loan balance is reduced by 20% every year after 5 years until forgiven after 10 years.

What does Assistance Include?

- The Fund will pay all mortgage related expenses for up to 36 months (\$36,000), including:
 - Principle and interest
 - Home owners association dues
 - County and city taxes
 - Home owners insurance
- Payments are made by the N.C. Housing Finance Agency directly to mortgage servicers, insurance providers, taxing authorities, etc.
- Stay of Foreclosure can be issued while the application is reviewed if the homeowner is more than 90 days delinquent.





Eligibility Criteria

- Employment-related hardship on or after January 1, 2008
- Good mortgage payment history for the 6 months prior to the hardship event or deployment
- Demonstrated need for assistance based on qualifying household income
- Primary residence
- Property in North Carolina
- Property owner



Hardship Events

- All eligible hardships are employment related and result through no fault of the homeowner.
- As of October 1, 2013, **discharge from active duty** is now considered a qualifying hardship event.
- Deployment is not a hardship event, but it can be considered a compensating factor in underwriting.



Types of Assistance Available

- **Short-term** mortgage payment assistance (up to 18 months or \$36,000).
- **Long-term** mortgage payment assistance (up to 36 months or \$36,000).
- **One-time** reinstatement (up to \$36,000).



Military Personnel - Eligibility

- Discharge from Active Duty is documented with form DD-214.
 - Discharge date is the hardship date.
 - Discharge date is on or after January 1, 2008.
 - Character of service must be honorable.

Military Personnel - Job Search

Short-term mortgage payment assistance (up to 18 months or \$36,000).

- Honorably discharged, unemployed, or employed part time and seeking employment.



Military Personnel - Reinstatement Only

One-time assistance (up to \$36,000).

- Homeowner has become re-employed after an employment-related hardship, including an honorable discharge, and can now afford mortgage payment.
- N.C. Foreclosure Prevention Fund provides one-time assistance up to \$36,000 to bring the mortgage current.

Job Retraining – Military Personnel Only

Long term mortgage payment assistance (up to 36 months or \$36,000)

- Unemployed (or employed part time) and enrolled in a ***VA sponsored Employment Services Assistance program or VA vocational rehab program.***
 - Verification of enrollment required.
- ****NEW* Homeowners using the GI Bill***
 - Certificate of Eligibility required.
 - Verification of enrollment in college institution.





How can I get help?

- The N.C. Foreclosure Prevention Fund partners with 42 housing counseling agencies across the state.
- Assistance from counseling agencies is free and provides face-to-face personal attention to each individual case.
- Counseling agencies serve as a liaison between the Fund and the homeowner and will help complete the application process.
- Homeowners can also apply online at <http://NCforeclosurePrevention.gov>.
- More info can be found on the website or by calling:
 - **1-888-623-8631.**



FAQ

- Do I have to be behind on my mortgage to qualify?
- What happens if I sell my home before the 10 years is up?
- Can I refinance during or after the program?
- Can I own more than one home?
- Are there income limits?
- How long will this program be around?
- Do other states have programs like this?

I need your help!

In order to get this program to the veterans in our state who need it, I need your help.

- Please take materials to distribute anywhere veterans can be reached.
- Include us in your newsletters.
- Add our link to your website!
- If you know of any events where I can speak, PLEASE do not hesitate to contact me.
 - I also do briefings for smaller groups.



NC Foreclosure Prevention Fund

- Questions?
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