

Texas Department of Housing and Community Affairs
Montly Mortgage Payment Assistance Program (U Program)

<u>Criteria</u>	<u>Terms</u>
<u>Brief description</u>	<p>Provide full monthly payment assistance to homeowners unable to make full mortgage payments due to a continuing financial hardship associated with the Coronavirus pandemic.</p> <p>HAF funds will allow a homeowner up to three (3) months outside of reinstatement assistance payments. Monthly mortgage payments are available only in conjunction with a reinstatement assistance payment.</p> <p>☑ Monthly Mortgage assistance can be provided if not all funds have been expended after Reinstatement and Property Charge Default Resolution assistance.</p>
<u>Maximum amount of assistance per homeowner</u>	<p>Maximum Amount of Assistance:</p> <p>☑ Maximum \$65,000 per household</p> <p>Monthly Mortgage (U Program): Program will allow for three (3) months of monthly mortgage payment assistance outside of reinstatement based on need and additional self-attestation.</p> <p>Homeowners who received prior mortgage assistance from TXHAF are not eligible to receive assistance through this program.</p>
<u>Homeowner eligibility criteria and documentation requirements</u>	<p>Same as General Eligibility Requirements plus:</p> <p>☑ Homeowner is delinquent by at least one payment, including any payments during a forbearance period.</p> <p>☑ Maximum amount of past due mortgage payments to be rescued is \$65,000. Program will allow for three (3) months of monthly mortgage payment assistance outside of reinstatement based on need and additional self-attestation.</p> <p>Homeowner Eligibility Criteria Documentation Requirements</p> <p>Financial Hardship - Applicant attestation as to financial hardship after January 21, 2021, including description of the nature of the financial hardship (job loss, reduction in income, etc.) Justification - Required by Treasury. Self-attestation eliminates barriers to participation.</p> <p>Identification - Applicant must provide a form of identification (current or expired) including, but not limited to, a driver's license, state identification card, voter registration card, school registration form, library card, passport, student ID, social security card, military ID, naturalization certificate, lawful permanent residency card, employment authorization document, or birth certificate. Justification - Confirming the applicant's identity is important for several reasons, including fraud prevention. TDHCA is making the supporting documentation requirement as broad and flexible as possible to reduce any potential barriers to participation.</p> <p>Income Determination - Applicant attestation as to household income, plus supporting documentation, including paystubs, W-2s or other wage statements, IRS Form 1099, tax filings, depository institution statements demonstrating regular income, or an employer attestation. Additional documentation being considered includes evidence of current participation in Head Start, the Low Income Home Energy Assistance Program (LIHEAP), the Comprehensive Energy Assistance Program (CEAP) or the Supplemental Nutrition Assistance Program (SNAP). Justification - Treasury described two permissible approaches for income determination. TDHCA attempted to develop a reasonable, fact-specific proxy, but was unable to develop a suitable proxy. As such, TDHCA is using the second permissible approach, that of supporting documentation. TDHCA is making the supporting documentation requirement as broad and flexible as possible to reduce any potential barriers to participation.</p> <p>Owner Occupancy - Preferred documentation is a utility bill that reflects the homeowner as the payer for the account, in lieu of supporting documentation a homeowner attestation will be accepted.</p>
<u>Loan eligibility criteria specific to the program</u>	<p>Delinquent by at least one payment, including any payments during a forbearance period. Original loan balance must be within conforming loan limits at the time of loan origination.</p> <p>Loan Eligibility Criteria Documentation Requirements</p> <p>Original Principal - Original loan balance must be confirmed by Servicer, either through CDF or in writing. For non-traditional mortgage loans for which the servicer cannot provide confirmation, other sources of documentation, including those that may be provided by the homeowner applicant, will be considered, to the extent they confirm that the original principal amount of the mortgage loan was within the conforming loan limits at the time of origination. Justification - Required by Treasury. TDHCA is making the supporting documentation requirement as broad and flexible as possible, to reduce any potential barriers to participation.</p> <p>Delinquency - Loan delinquency (must be confirmed either by the Servicer, or through the provision of a mortgage loan statement that reflects the delinquency. With respect to non-traditional loans, if no mortgage loan statement is available, an attestation by the Servicer will be considered. Justification - A reinstatement program is, by definition, to cure a delinquency. TDHCA is making the supporting documentation requirement as broad and flexible as possible to reduce any potential barriers to participation.</p>
<u>Form of assistance</u>	<p>Assistance will be structured as a non-recourse grant.</p>
<u>Payment requirements</u>	<p>Payments may be made directly to the lender or servicer, as appropriate. Payments can be made by ACH or by check, in accordance with servicer instructions. Payments can be made to servicers participating through the CDF, or servicers interacting through the portal. Payment amount will be determined by verifying the outstanding delinquent amount during the underwriting and approval process.</p> <p>NMLS or Exemption - To receive payment, a servicer must either have an NMLS number, or qualify for an exemption under Texas Finance Code, Section 156.202. Servicers can attest as to eligibility for the exemption. Justification - To safeguard against fraud and abuse. TDHCA believes the permissible exemptions to be sufficiently broad to accommodate non-traditional mortgage loans, while helping to safeguard against fraud and abuse. TDHCA does not consider this requirement to be a barrier to participation.</p>
<u>Intake Centers</u>	<p>TDHCA is utilizing Intake Centers (housing counselors, legal aid providers, community development corporations, etc.) to assist homeowners with completing and submitting applications and required documentation, eliminating barriers to participation by otherwise eligible homeowners that may have difficulty completing the application or uploading the supporting documentation.</p>

Texas Department of Housing and Community Affairs

Mortgage Reinstatement Program

<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, mortgage 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>Homeowners assisted through the Mortgage Reinstatement Program that have delinquent property charges, such as property taxes, insurance, and HOA fees that threaten sustained ownership of the property but are outside the scope of the Mortgage Reinstatement Program (amounts not advanced by the servicer), can apply for assistance for those property charges through the Property Charge Default Resolution Program.</p> <p>HAF funds may be used 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> <p>The Unemployment/Under Employment will be coupled with TXHAF's Reinstatement Program.</p>
<u>Maximum amount of assistance per homeowner</u>	Each Homeowner will be eligible for up to \$65,000 through this program to be used only for the homeowner's primary residence.

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Mortgage Reinstatement Program

<p><u>Homeowner eligibility criteria and documentation requirements</u></p>	<p>Same as General Eligibility Requirements plus:</p> <p>Statement of current ability to resume any required regular payments after account is reinstated. Self-attestation, no documentation requirement.</p> <p>Housing debt to income ratio must be at or below 55%</p> <p>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. See Loan Eligibility Criteria below for documentation requirement.</p> <p>Homeowner must be at or below the greater of 100% AMFI or 100% US Median Income. based on the data-driven needs assessment, the need for HAF Funds far exceeds the amount of funds available. A such, TDHCA is limiting assistance to those at or below 100% AMFI/100% US Median. See Income Determination below for documentation requirement</p> <p><u>Homeowner Eligibility Criteria Documentation Requirements</u></p> <p>Financial Hardship - Applicant attestation as to financial hardship after January 21, 2021, including description of the nature of the financial hardship (job loss, reduction in income, etc.)</p> <p>Justification - Required by Treasury. Self-attestation eliminates barriers to participation.</p> <p>Identification - Applicant must provide a form of identification (current or expired) including, but not limited to, a driver's license, state identification card, voter registration card, school registration form, library card, passport, student ID, social security card, military ID, naturalization certificate, lawful permanent residency card, employment authorization document, or birth certificate.</p> <p>Justification - Confirming the applicant's identity is important for several reasons, including fraud prevention. TDHCA is making the supporting documentation requirement as broad and flexible as possible to reduce any potential barriers to participation.</p> <p>Income Determination - Applicant attestation as to household income, plus supporting documentation, including paystubs, W-2s or other wage statements, IRS Form 1099, tax filings, depository institution statements demonstrating regular income, or an employer</p>
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Texas Department of Housing and Community Affairs

Mortgage Reinstatement Program

<u>Loan eligibility criteria specific to the program</u>	<p>Delinquent by at least one payment, including any payments during a forbearance period or, in the case of a reverse mortgage, has outstanding property charges whether in default or in repayment plan.</p> <p>Original loan balance must be within conforming loan limits at the time of loan origination</p> <p><u>Loan Eligibility Criteria Documentation Requirements</u></p> <p>Original Principal - Original loan balance must be confirmed by Servicer, either through CDF or in writing. For non-traditional mortgage loans for which the servicer cannot provide confirmation, other sources of documentation, including those that may be provided by the homeowner applicant, will be considered, to the extent they confirm that the original principal amount of the mortgage loan was within the conforming loan limits at the time of origination.</p> <p>Justification - Required by Treasury. TDHCA is making the supporting documentation requirement as broad and flexible as possible, to reduce any potential barriers to participation.</p> <p>Delinquency - Loan delinquency (must be confirmed either by the Servicer, or through the provision of a mortgage loan statement that reflects the delinquency. With respect to non-traditional loans, if no mortgage loan statement is available, an attestation by the Servicer will be considered.</p> <p>Justification - A reinstatement program is, by definition, to cure a delinquency. TDHCA is making the supporting documentation requirement as broad and flexible as possible to reduce any potential barriers to participation.</p>
<u>Property Eligibility</u>	<p><u>Property Eligibility Criteria Documentation Requirements</u></p> <p>Proof of Ownership - For manufactured or mobile homes not permanently affixed to real property, a Title Certificate or Statement of Ownership in the Homeowner's name is the preferred documentation; a homeowner attestation will be accepted.</p> <p>Justification - Will assist in preventing against duplication of benefits with Rent Relief programs. Self-attestation eliminates barriers to participation.</p>
<u>Form of assistance</u>	Assistance will be structured as a non-recourse grant.

Texas Department of Housing and Community Affairs

Mortgage Reinstatement Program

<u>Payment requirements</u>	<p>Payments may be made directly to the lender or servicer, as appropriate. Payments can be made by ACH or by check, in accordance with servicer instructions. Payments can be made to servicers participating through the CDF, or servicers interacting through the portal. Payment amount will be determined by verifying the outstanding delinquent amount during the underwriting and approval process.</p> <p>NMLS or Exemption - To receive payment, a servicer must either have an NMLS number, or qualify for an exemption under Texas Finance Code, Section 156.202. Servicers can attest as to eligibility for the exemption.</p> <p>Justification - To safeguard against fraud and abuse. TDHCA believes the permissible exemptions to be sufficiently broad to accommodate non-traditional mortgage loans, while helping to safeguard against fraud and abuse. TDHCA does not consider this requirement to be a barrier to participation.</p>
<u>Intake Centers</u>	<p>TDHCA is utilizing Intake Centers (housing counselors, legal aid providers, community development corporations, etc.) to assist homeowners with completing and submitting applications and required documentation, eliminating barriers to participation by otherwise eligible homeowners that may have difficulty completing the application or uploading the supporting documentation.</p>

Texas Department of Housing and Community Affairs
Property Charge Default Resolution Program

Criteria	Terms
Brief description	<p>Provide funds to resolve any property charge default that threatens a homeowner’s ability to sustain ownership of the property, whether concurrently with other loss mitigation options offered by the loan servicer or in conjunction with other assistance programs.</p> <p>HAF Funds may be used to pay past due property taxes, insurance premiums, HOA fees, condominium fees, cooperative maintenance or common charges that threaten sustained ownership of the property. Must be brought current by program assistance or resolved concurrently with the program providing assistance.</p> <p>Homeowners assisted through the Property Charge Default Resolution Program that are delinquent on their mortgage payment and/or for which their servicer has advanced amounts, on the borrower’s behalf, for property charges to protect lien position, can apply for assistance through the Mortgage Reinstatement Program.</p> <p>Funds may also be used to pay property charges coming due in the 90 days following program approval.</p>
Maximum amount of assistance per homeowner	Each Homeowner will be eligible for up to \$25,000 through this program with respect to the applicant’s primary residence.
Homeowner eligibility criteria and documentation requirements	<p>Same as General Eligibility Requirements plus</p> <ul style="list-style-type: none"> • Homeowner is at least one installment payment in arrears on one or more property charges, including: <ul style="list-style-type: none"> • Property Taxes • Insurance: homeowner’s, mortgage, hazard, flood, and wind premiums • HOA fees and liens, condominium fees and liens, cooperative maintenance or common charges • Homeowner must be at or below the greater of 100% AMFI or 100% US Median Income. Based on the data-driven needs assessment, the need for HAF funds far exceeds the amount of funds available. As such, TDHCA is limiting assistance to those at or below 100% AMFI/100% US Median. See Income Determination below for documentation requirement. <p><u>Homeowner Eligibility Criteria Documentation Requirements</u></p> <p><u>Financial Hardship</u> Applicant attestation as to financial hardship after January 21, 2021, including description of the nature of the financial hardship (job loss, reduction in income, etc.)</p> <p><u>Justification</u> Required by Treasury. Self-attestation eliminates barriers to participation.</p>

Identification Applicant must provide a form of identification (current or expired) including, but not limited to, a driver's license, state identification card, voter registration card, school registration form, library card, passport, student ID, social security card, military ID, naturalization certificate, lawful permanent residency card, employment authorization document, or birth certificate.

Justification Confirming the applicant's identity is important for several reasons, including fraud prevention. TDHCA is making the supporting documentation requirement as broad and flexible as possible to reduce any potential barriers to participation.

Income Determination Applicant attestation as to household income, plus supporting documentation, including paystubs, W-2s or other wage statements, IRS Form 1099, tax filings, depository institution statements demonstrating regular income, or an employer attestation. Additional documentation being considered includes evidence of current participation in Head Start, the Low Income Home Energy Assistance Program (LIHEAP), the Comprehensive Energy Assistance Program (CEAP), or the Supplemental Nutrition Assistance Program (SNAP).

Justification Treasury described two permissible approaches for income determination. TDCHA attempted to develop a reasonable, fact-specific proxy, but was unable to develop a suitable proxy. As such, TDHCA is using the second permissible approach, that of supporting documentation. TDHCA is making the supporting documentation requirement as broad and flexible as possible to reduce any potential barriers to participation.

Owner Occupancy Preferred documentation is a utility bill that reflects the homeowner as the payer for the account; in lieu of supporting documentation, a homeowner attestation will be accepted.

Justification Will assist in avoiding duplication of benefits with Rent Relief programs, and should aid in with fraud prevention. Self-attestation eliminates barriers to participation.

Primary Residence Homeowner attestation; no additional documentation.

Justification Required by Treasury. Self-attestation eliminates barriers to participation.

Delinquency Homeowner is at least one installment payment in arrears on one or more property charges as described above. Required documentation will be a statement from the service provider of the property charge(s) evidencing such delinquency.

Justification Evidence of a delinquency is required to cure a delinquency. TDHCA does not believe this is a barrier to participation, as the homeowner will be receiving notices, statements, and/or invoices regarding the delinquent status of the property charge for which they are requesting assistance.

<p>Loan eligibility criteria specific to the program</p>	<ul style="list-style-type: none"> Original loan balance must be within conforming loan limits at the time of loan origination. <p><u>Loan Eligibility Criteria Documentation Requirements</u></p> <p><u>Original Principal</u> Original loan balance must be confirmed by Servicer, either through CDF or in writing. For non-traditional mortgage loans for which the servicer cannot provide confirmation, other sources of documentation, including those that may be provided by the homeowner applicant, will be considered, to the extent they confirm that the original principal amount of the mortgage loan was within the conforming loan limits at the time of origination.</p> <p><u>Justification</u> Required by Treasury. TDHCA is making the supporting documentation requirement as broad and flexible as possible, to reduce any potential barriers to participation.</p>
<p>Property Eligibility</p>	<p><u>Property Eligibility Criteria Documentation Requirements</u></p> <p><u>Proof of Ownership</u> For manufactured or mobile homes not permanently affixed to real property, a Title Certificate or Statement of Ownership in the Homeowner’s name is the preferred documentation; a homeowner attestation will be accepted.</p> <p><u>Justification</u> Will assist with preventing duplication of benefits with Rent Relief programs. Self-attestation eliminates barriers to participation.</p>
<p>Form of assistance</p>	<p>Assistance will be structured as a non-recourse grant.</p>
<p>Payment requirements</p>	<p>Funds will be paid, as applicable, to the mortgage servicer or other third-party payee authorized by the servicer, or other third party (including tax collectors, insurance companies, HOAs, and other relevant parties) authorized to collect eligible charges in accordance with payment instructions received from the payee. Payment amount will be determined by verifying the outstanding delinquent amount during the underwriting and approval process.</p>
<p>Intake Centers</p>	<p>TDHCA is utilizing Intake Centers (housing counselors, legal aid providers, community development corporations, etc.) to assist homeowners with completing and submitting applications and required documentation, eliminating barriers to participation by otherwise eligible homeowners that may have difficulty completing the application or uploading the supporting documentation.</p>