



## Utah Homeowners Assistance Fund (UHAF) - Program Term Sheet

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<p><b>Program Overview</b></p>	<p>The UHAF program was established under section 3206 of the American Rescue Plan Act of 2021 (“ARPA”) to mitigate financial hardships associated with the COVID-19 pandemic by providing funds to eligible entities for the purpose of preventing homeowner mortgage delinquencies, defaults, foreclosures, and displacements of homeowners experiencing financial hardship after January 21, 2020, through qualified expenses related to mortgages and housing.</p>
<p><b>HAF Program Goal</b></p>	<p>To provide financial assistance to eliminate or reduce mortgage loan delinquencies to prevent foreclosure and displacement.</p>
<p><b>Size of HAF Program</b></p>	<p>DWS will utilize up to \$66,030,555.00 of its total HAF allocation for this program.</p>
<p><b>Maximum Assistance Per Household Applicant(s)</b></p>	<p>DWS will provide eligible Household Applicant(s) qualified expenses related to the Household Applicant(s) Primary Dwelling. A Primary Dwelling is a single unit Dwelling that the Household Applicant(s), who is listed on the mortgage statement(s) and the County Primary Residential Real Property tax records, resides in for a minimum of 183 days or more per calendar year.</p>

Maximum assistance amount of the UHAF program will be \$35,000 per Household Applicant(s). DWS will expend funds as necessary to bring a Household Applicant(s) Primary Dwelling 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.

Single unit arrears payments may include:

1. First Mortgage;
2. Second Mortgage for Down Payment Assistance;
3. Property taxes;
4. In the case of a manufactured home, if taxed by the County as Primary Residential Real Property, lot rent and Chattel loans;
5. Primary Dwelling Insurance;
6. Fees: including condominium association, homeowner association, and cooperative maintenance fees;

DWS shall limit current UHAF payment amounts as follows:

7. First Mortgage;
8. Second Mortgage for Down Payment Assistance;
9. Property Taxes;
10. In the case of a manufactured home, if taxed by the County as Primary Residential Real Property, lot rent and Chattel loans;
11. Primary Dwelling Insurance;
12. Fees: including condominium association, homeowner association, and cooperative maintenance fees;
13. Interest Rate Reduction;

<p><b>Targeted Population of Household Applicant(s) and Financial Challenges Program Seeks to Address</b></p>	<p>This program will target low to moderate income Household Applicant(s) and will address the following financial challenges:</p> <ul style="list-style-type: none"> <li>• Mortgage loan delinquency and default. This program will assist eligible Utah Household Applicant(s) to eliminate or reduce mortgage loan delinquency.</li> <li>• Exiting forbearance. This program will help eligible Utah Household Applicant(s) on forbearance plans to exit forbearance and to transition to regular, monthly mortgage payments, so that they can begin to regain economic stability.</li> </ul>
<p><b>Eligible Household Applicant(s)</b></p>	<p>Must meet the following criteria:</p> <ul style="list-style-type: none"> <li>• Household Applicant(s) must have experienced a Financial Hardship associated with the COVID-19 pandemic after January 21, 2020, and provide an Attestation with supporting documentation describing the nature of the Financial Hardship;</li> <li>• Household Applicant(s) must currently own and occupy the property as their Primary Dwelling;</li> <li>• Household Applicant(s) must meet the UHAF Eligibility Requirements;</li> <li>• Household Applicant(s) must complete and sign the Attestation, Application, Disclosures, and 3rd Party Authorization forms;</li> <li>• Household Applicant(s) must agree to provide all necessary documentation to satisfy program guidelines within timeframes established by DWS</li> </ul>

	<ul style="list-style-type: none"> <li>• DWS will require that the Household Applicant(s) participate in either homeowner counseling or homeowner education program.</li> <li>• Co-owners are not permitted to separately apply for UHAF Program assistance.</li> </ul>
<p><b>Financial Hardship</b></p>	<p>A material reduction in income, or material increase in living expenses, associated with the COVID-19 pandemic, that has created or increased a risk of mortgage delinquency, mortgage default, foreclosure, or displacement for a Household Applicant(s).</p> <ul style="list-style-type: none"> <li>• Reduction of Income – Documented temporary or permanent loss of earned income that occurred after January 21, 2020; or Increase in living expenses – Documented increase in out-of-pocket household expenses such as, medical expenses, inadequate medical insurance, or increase in household size, associated with the COVID-19 pandemic occurring after January 21, 2020.</li> </ul>
<p><b>Household Applicant(s) Income Eligibility Requirements</b></p>	<ul style="list-style-type: none"> <li>• Household Applicant(s) whose Household Income is equal to or less than 150% of the area median income (AMI) or equal to or less than 100% of the area median income for the United States, whichever is greater</li> </ul>

<p><b>Eligible Properties</b></p>	<p>Primary Dwellings that include:</p> <ul style="list-style-type: none"> <li>● Single-family properties;</li> <li>● Condominium units;</li> <li>● Manufactured homes permanently affixed and taxed by the County as Primary Residential Real Property.</li> </ul> <p><u>The UHAF program is not available for:</u></p> <ul style="list-style-type: none"> <li>● Second homes, vacant properties, rental properties, or investment properties;</li> <li>● A First Mortgage, combined with the Second Mortgage as applicable, secured by the Primary Dwelling that exceeded the Maximum Conforming Loan Limit at the time of origination;</li> <li>● Expenses or liens not specifically outline in UHAF Policy;</li> <li>● Household Applicant(s) that are participating in the Emergency Rental Assistance Program or any other rental assistance program administered by local housing authority, municipality, or other agencies.</li> </ul>
<p><b>Eligible Uses of HAF Program Proceeds</b></p>	<p>Eligible uses may include:</p> <ol style="list-style-type: none"> <li>1. First Mortgage;</li> <li>2. Second Mortgage for Down Payment Assistance;</li> <li>3. Manufactured Primary Dwelling – lot rent and Chattel loan arrearages, if taxed by the County as Primary Residential Real Property;</li> <li>4. Property Taxes;</li> <li>5. Primary Dwelling Insurance;</li> <li>6. Fees: including condominium association, homeowner association, and cooperative maintenance fees;</li> <li>7. Interest Rate Reduction;</li> </ol>

	<p>Exclusions:</p> <ul style="list-style-type: none"> <li>● Second homes, vacant properties, rental properties, or investment properties;</li> <li>● A First Mortgage, combined with the Second Mortgage as applicable, secured by the Primary Dwelling that exceeded the Maximum Conforming Loan Limit at the time of origination;</li> <li>● Expenses or liens not specifically outline in UHAF Policy;</li> <li>● Household Applicant(s) that are participating in the Emergency Rental Assistance Program or any other rental assistance program administered by local housing authority, municipality, or other agencies.</li> </ul>
<b>Assistance Type</b>	Assistance will be structured as a non-recourse grant.
<b>Payout of HAF Assistance</b>	UHAF will disburse qualified expenses directly to the servicer, County, or provider. In no case will a Household Applicant(s) received direct Monetary UHAF funds.

<b>Program Launch</b>	DWS is planning to launch the program to the public in October 2022.
<b>Program Duration</b>	<p>The period of performance for the UHAF award begins on the date of program launch and ends on September 30, 2026. UHAF recipients shall not incur any obligations to be paid with the funding from this award after such period of performance ends.</p> <p>DWS plans to disburse all funds by September 30, 2026.</p>
<b>Application Process</b>	Household Applicant(s) will be able to apply through an online portal only.
<b>Eligibility Documentation Requirements</b>	<p>The following documents will be required, as applicable, for an application to be considered complete:</p> <ul style="list-style-type: none"> <li>● Application for the Utah Homeowner Assistance Fund Program</li> <li>● Government issued identification</li> <li>● Most recent mortgage statement for each lien</li> <li>● Manufactured home loan statement and lot rental agreement</li> <li>● Demand Letter or Foreclosure Notice</li> <li>● Income documentation (e.g. paystubs, W-2's, previous years' tax returns, unemployment insurance award letter, SNAP award letter, or alternative income documents as applicable)</li> <li>● Third Party Authorization (TPA) and Disclosure Form</li> <li>● Qualifying Hardship Attestation and supporting documentation from Household Applicant(s) certifying and identifying the Financial Hardship associated with the COVID-19 pandemic and occurred after January 21, 2020</li> </ul>

<b>Eligibility Determination Notes</b>	All decisions must be backed by documentation and written attestation. The attestation will include applicable details as to support the decision or action taken on the application.
<b>Quality Control (QC)</b>	On a monthly basis, DWS quality control employee(s) will ensure program integrity by auditing a random sample of at least 10% of both the Worker approved UHAF Applications and 10% of the Worker denied UHAF Applications for both accuracy and completeness.