

Nebraska Homeowner Assistance Fund Reinstatement Assistance Program

Total Funding Amount - \$30,000,000

Brief Description: Provide financial assistance for eligible Nebraska homeowners to eliminate or reduce past due payments and other delinquent qualified expenses. Payments under a forbearance plan are included.

Qualified mortgage types include: 1) forward mortgages, 2) reverse mortgages, 3) loans secured by manufactured homes, and 4) existing amortizing second mortgages provided by a non-profit or government entity. In Nebraska, some contracts for deed are not filed of record. At this time, we do not anticipate allowing unfiled contracts for deed to utilize the program as it is a fraud risk. Provided that sufficient third-party proof of existence of the contract can be obtained, an applicant will be considered eligible for assistance.

HAF funds may be used to bring accounts 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, homeowner insurance premiums, mortgage insurance premiums, flood insurance premiums, homeowner association fees or liens, condominium association fees or common charges. Assistance may also include any reasonably required legal fees.

The application process will include steps to determine if the homeowner can sustain their regular mortgage payments after reinstatement. Homeowners who are not able to sustain their regular mortgage payments will be referred to either a HUD-approved counseling agency or legal aid agency to assist in the determination of a loss mitigation option that protects them from displacement.

Eligible properties include: 1) 1-4 unit dwellings, 2) condominium units, 3) townhomes, 4) manufactured homes permanently affixed to real property and taxed as real estate, and 5) manufactured or mobile homes not permanently affixed to real property when located on leased land.

Maximum Amount of Assistance per Homeowner: Homeowners will be eligible for assistance not to exceed \$30,000 per household. Some homeowners may be eligible for one or more types of assistance but is subject to a maximum total assistance amount of \$30,000.

Homeowner Eligibility Criteria and Documentation Requirements:

The following eligibility criteria applies to all homeowners:

- Homeowner must have experienced a coronavirus pandemic qualified financial hardship after January 21, 2020, including a hardship that began before January 21, 2020, but continued after that date.
- Property must be owned and occupied as the primary residence of the homeowner.
- Homeowner must meet income eligibility requirements.
- Unpaid principal balance at the time of origination does not exceed the maximum conforming loan limit.
- Statement of current ability to resume regular mortgage payments after reinstatement or ability to resume regular mortgage payments with the assistance from the Mortgage Payment Assistance Program.

The required application documents include:

- Self-attestation for the qualifying coronavirus pandemic describing the nature of the financial hardship
- Self-attestation for the ability to resume regular mortgage payments
- Third-party consent form
- Valid form of photo identification
- Valid social security number or individual taxpayer identification number
- Proof of primary residence (e.g., recent utility or phone bill)
- Mortgage loan statement
- Current paystubs covering 30 consecutive days
- Social security or disability income award letters; if applicable
- Unemployment insurance documents; if applicable
- Self-employed only: 2020 federal tax return and YTD profit & loss statement
- Any other documents to satisfy program guidelines

The determination of income includes all applicants responsible for mortgage payments, including an occupying spouse. A fact specific proxy will be used for owner-occupied properties located in a census tract where the AMI is 80% or less.

Loan Eligibility Requirements: Mortgage loans that are delinquent by one or more payments, including any payments during a forbearance period. In the case of a reverse mortgage, has outstanding property charges whether in default or in a repayment plan.

Form of Assistance: Assistance will be structured as a non-recourse grant.

Payment Requirements: Assistance amounts will be disbursed directly to the lender or servicer, as appropriate.