

Mortgage Reinstatement Program Element

Criteria	Terms
<u>Brief description</u>	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, flood or wind insurance premiums, ground rents, condominium fees, cooperative maintenance fees, homeowners' association fees or utilities that the servicer advanced to protect lien position. Payment may also include any reasonably required legal fees. This is a lump-sum grant. It is intended to support homeowners facing immediate threat of housing instability due to delinquency of mortgage payments and other homeownership costs. Delinquency can be paid back prior to January 21, 2020, as long as the financial hardship continued after that date. This program element is designed to eliminate past due payments and other delinquent amounts, including payments under a forbearance plan, on first mortgages, second mortgages, reverse mortgages, loans secured by manufactured homes, or contracts for deed. HAF funds may not be duplicated. This means that the assisted homeowner may not receive HAF funds for the same time period and purpose of mortgage delinquency payment/reinstatement received through other organizations such as their mortgage loan servicer, non-profits, or other federal, state, or local entities. This program is not intended to supplant other loss mitigation options available through lenders/servicers. Coordination with loan servicers will be undertaken to identify borrowers who are not eligible for loss mitigation options so that focused outreach efforts can be made.
<u>Maximum amount of assistance per homeowner</u>	Each Homeowner will be eligible for up to \$21,000 , and used only for the homeowner's primary residence. Second mortgage payment assistance is available as a standalone option or in combination with the First Mortgage Reinstatement option. If used as a standalone option, second mortgage payment assistance is capped at \$3,000. If combined with the First Mortgage Reinstatement option, the total amount of assistance cannot exceed \$21,000. If combined with the tax, insurance, fee, and utility assistance, the Second Mortgage Reinstatement option plus the assistance for tax, insurance, fees, and utilities option cannot exceed \$12,000. Note that the program may grant exceptions to program maximums on a case-by-case basis. The program will also evaluate whether program maximums that have been set as a result of the initial needs assessment are sufficient by analyzing actual demonstrated need throughout the implementation of the pilot and full PRHAP programs.
Criteria	Terms
<u>Homeowner eligibility criteria and documentation requirements</u>	<p>Homeowners must own and occupy property as their primary residence in Puerto Rico.</p> <p>Homeowners must hold ownership of the property as an eligible ownership type (i.e., living trust or individual).</p> <p>Homeowners must reside in an eligible property type, i.e., a single-family home, a condominium, or a mobile home (attached or detached). Single-family homes may be a single unit, duplex, triplex, or quadplex.</p> <p>Household income must not exceed 150% of the AMI or 100% of the median income for the United States (\$79,900), whichever is greater.</p> <p>Homeowners must have experienced a financial hardship (either an increase in living expenses or decrease in income) after January 21, 2020, that is associated with the COVID-19 pandemic, or prior to January 21, 2020, but continued after that date.</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.</p> <p>The program has been designed to minimize onerous documentation requirements on applicants. The program will rely on applicant self-attestations, use of proxy data, and third-party data sources to the maximum extent practicable. Applicants will be required to sign attestations for financial hardship, household income, dwelling type, primary residency, and occupancy. The income self-attestation plus a data proxy will be used to determine income eligibility. Applicants will be required to submit photo identification and sign program forms including acknowledgements, third-party consent and release, subrogation agreement, and most recent mortgage/home loan statements demonstrating delinquency, and delinquency notices/bills for property charges not in escrow which may be eligible under the program.</p>
<u>Loan eligibility criteria specific to the program</u>	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.
<u>Form of assistance</u>	Assistance will be structured as a non-recourse grant recoverable in the event of fraud or overpayment.
Criteria	Terms
<u>Payment requirements</u>	Payments will be made directly to the lender, servicer, or other payee as appropriate.

Mortgage Payment Assistance Program Element

Criteria	Terms
<u>Brief description</u>	Provide full payment assistance to homeowners who qualify for financial assistance under the mortgage reinstatement option. This benefit is intended to increase housing stability by providing continued support beyond the reinstatement option. HAF funds may be used to pay a homeowner's monthly mortgage/loan payments for a period up to 3 months or until the Maximum Amount of Assistance is reached. This program element is only available to homeowners who also qualify for mortgage reinstatement assistance and is not available as a standalone option. This program is not intended to supplant other loss mitigation options available through lenders/servicers. Coordination with loan servicers will be undertaken to identify borrowers who are not eligible for loss mitigation options so that focused outreach efforts can be made.
<u>Maximum amount of assistance per homeowner</u>	Each Homeowner will be eligible for up to three months of payment assistance through this program with respect to the applicant's primary residence, provided that the homeowner also qualified for reinstatement assistance. Total assistance under all program options is capped at \$21,000. This means that first mortgage payment assistance plus second mortgage payment assistance may not exceed \$21,000. However, if the assistance is for a second mortgage only, the maximum amount of both the reinstatement and forward payment will be capped at \$3,000. Note that the program may grant exceptions to program maximums on a case-by-case basis. The program will also evaluate whether program maximums that have been set as a result of the initial needs assessment are sufficient by analyzing actual demonstrated need throughout the implementation of the pilot and full PRHAP programs.
<u>Homeowner eligibility criteria and documentation requirements</u>	Same as for Mortgage Reinstatement. Must be delinquent on first or second mortgage or home loan payment (contract for deed, manufactured/mobile home loan) to qualify for additional forward payment assistance. No additional documentation requirements beyond those stated for the Mortgage Reinstatement Program Element.
Criteria	Terms
<u>Loan eligibility criteria specific to the program</u>	N/A
<u>Form of Assistance</u>	Assistance will be structured as a non-recourse grant recoverable in the event of fraud or overpayment.
<u>Payment requirements</u>	Payments will be made directly to the lender or servicer, as appropriate.

Property Charge Default Resolution Program Element

Criteria	Terms
<u>Brief description</u>	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. Funds may also be provided as a standalone option for homeowners who do not have a mortgage (e.g., inherited or donated property, mortgage has been paid in full, etc.) to support housing stability. This program is not intended to supplant other loss mitigation options available through lenders/servicers. Coordination with loan servicers will be undertaken to identify borrowers who are not eligible for loss mitigation options so that focused outreach efforts can be made. 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.
<u>Maximum amount of assistance per homeowner</u>	Each Homeowner will be eligible for up to \$9,000 through this program with respect to the applicant's primary residence. If combined with first mortgage reinstatement assistance, funding up to \$9,000 will count toward the total \$21,000 cap. If combined with second mortgage reinstatement assistance, funding up to \$3,000 will count toward a total cap of \$12,000. Note that the program may grant exceptions to program maximums on a case-by-case basis. The program will also evaluate whether program maximums that have been set as a result of the initial needs assessment are sufficient by analyzing actual demonstrated need throughout the implementation of the pilot and full PRHAP programs.
Criteria	Terms
<u>Homeowner eligibility criteria and documentation requirements</u>	Same as Mortgage Reinstatement plus: 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: hazard, flood, wind premiums • HOA fees, condominium fees, cooperative maintenance or common charges, liens of extinguishment There are no additional documentation requirements beyond those stated for the Mortgage Reinstatement Program Element.
<u>Loan eligibility criteria specific to the program</u>	N/A
<u>Form of assistance</u>	Assistance will be structured as a non-recourse grant recoverable in the event of fraud or overpayment.
Criteria	Terms
<u>Payment requirements</u>	Funds will be paid, as applicable, to the mortgage servicer or other third-party payee authorized to collect eligible charges.

Utility Payment Assistance Program Element

Criteria	Terms
<u>Brief description</u>	Provide funds to resolve delinquent payments for utility services, specifically water and/or electricity. This option is intended to support homeowners facing housing instability through assistance for critical homeownership costs associated with electric and/or water service. HAF funds may be used to pay delinquent amounts in full, including interest or reasonably required legal fees, under circumstances in which a delinquency threatens access to utility services.
<u>Maximum assistance per homeowner</u>	Each Homeowner will be eligible for up to \$9,000 through this program with respect to the applicant's primary residence. If combined with mortgage reinstatement assistance, funding up to \$9,000 will count toward the total \$21,000 cap. If combined with second mortgage reinstatement assistance, funding up to \$3,000 will count toward a total cap of \$12,000. Note that the program may grant exceptions to program maximums on a case-by-case basis. The program will also evaluate whether program maximums that have been set as a result of the initial needs assessment are sufficient by analyzing actual demonstrated need throughout the implementation of the pilot and full PRHAP programs.
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<u>Homeowner eligibility criteria and documentation requirements</u>	Homeowner is at least one installment payment in arrears on one or both covered utilities for electricity and water. Assistance sufficient to resolve the delinquency is not available from other utility assistance programs and, without HAF assistance, the homeowner is likely to lose services. Because the Department of Children and Families offers a LIHEAP program with subsidies and critical emergency intervention, the program will require disclosure of participation in such programs to prevent possible duplication of benefits. Such disclosure will occur via attestation.
<u>Loan eligibility criteria specific to the program</u>	N/A
<u>Form of assistance</u>	Assistance will be structured as a non-recourse grant recoverable in the event of fraud or overpayment.
Criteria	Terms
<u>Payment requirements</u>	Funds will be paid directly to the utility provider or other applicable third-party authorized to collect eligible charges.

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<u>Homeowner eligibility criteria and documentation requirements</u>	Same as for Mortgage Reinstatement. Must be delinquent on first or second mortgage or home loan payment (contract for deed, manufactured/mobile home loan) to qualify for additional forward payment assistance. No additional documentation requirements beyond those stated for the Mortgage Reinstatement Program Element.
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Criteria	Terms
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