

# **Prevention of Eviction or Foreclosure**

## **I. Eligible persons**

- a. Participant Only - Eligible if the residence is the participant's primary residence, AND
  - i. Eligible if the participant is named on the notice
  - ii. Eligible if the address on the mortgage/notice/lease agreement matches the participant's address of record with the recordkeeper
  - iii. Eligible if the mortgage/deed/lease agreement is in the spouse's name
  - iv. Eligible (for foreclosure) if the mortgage is not in the participant's name but the participant's name is on a provided property deed with the same address

## **II. Eligible expenses**

- a. To prevent eviction from the participant's principal residence
- b. To prevent foreclosure on the mortgage on the participant's principal residence
- c. The amount of the hardship may be an amount sufficient to bring all payments current as of the date such funds are received

## **III. Required Documentation**

- a. Eviction from the principal residence
  - i. Eviction notice issued by the landlord, apartment complex, court, or any other authorized entity which states the amount to be paid to prevent eviction and that such amount is past due
  - ii. Participant should maintain a copy of their lease agreement.
  - iii. Notice must not be past the eviction date (eviction date must be later than notice date)

b. Foreclosure on the principal residence

- i. Notice of foreclosure (stating that proceedings have commenced or will commence either immediately or on a specified date) which must be issued by a bank, Mortgage Company or other qualified lending institution. The notice must state the amount due to bring the mortgage current, and it must state that foreclosure proceedings will commence immediately if the amounts owed are not paid
- ii. Notice must not be past the foreclosure date (foreclosure date must be in the future)
- iii. Cure of Foreclosure
  1. If foreclosure proceedings have begun, a letter from the mortgage company stating the amount that is required to cure the foreclosure shall be considered to be evidence of an immediate and heavy financial need
- iv. Foreclosure due to Non-payment of Property Taxes
  1. Eligible if the required supporting documentation is provided

c. Eviction from Land

**IV. Examples/Notes**

- i. Eviction from the lot upon which the participant's trailer is located is eligible if the trailer is the participant's primary residence
- b. Credit Card Expenses
- i. A hardship distribution will NOT be allowed for expenses that are charged to a credit card (hardships are not eligible for reimbursement purposes)