

Federal Mortgage Re-Financing Program Details

City of Tampa residents will receive assistance with their mortgage concerns and issues. The City's Housing & Community Development Division (HCD) will be providing outreach and assistance using the Department of Housing & Urban Development's (HUD) recently implemented "Making Home Affordable Program" (MHA). This national program provides assistance to homeowners of owner-occupied, single family (one to four units), at risk of foreclosure.

Key Program Facts

Home Affordable Refinancing:

- Freddie Mac or Fannie Mae must own the loan.
- Borrower cannot be delinquent on payments.
- Borrower must have sufficient income to support new mortgage debt.
- First mortgage may not exceed 105% of current property market value.
- Borrower with second mortgage may qualify, with second lender approval.
- Borrower should contact either their lender or any Fannie Mae lender to initiate the process.
- Does not reduce the balance of the mortgage.
- The program expires June 10, 2010.

Home Affordable Modification:

- Borrower can be delinquent in mortgage payments; however, that is not a requirement qualification.
- Loan balance may not exceed program limits: \$729,750 for one unit and a higher limit for two to four unit properties.
- Loan must have been originated prior to January 1, 2009.
- Mortgage payment including taxes, insurance and association dues must exceed 31% of borrowers' gross income.
- Borrower must have had a significant change in income and/or expenses, making the current mortgage payment unaffordable.
- While second mortgages are allowable, only first mortgages are eligible.
- Loan servicer participation is voluntary; program offers financial incentives for successful modifications.
- Borrowers can reduce their principal by \$5,000 if payments are on time.
- Modifications are offered with a three-month trial period. After successful completion, lender executes a modification fixing the rate for five years and then capped at a low rate for the life of the loan.
- Interest rates can be as low as 2%.
- Counseling is available at no cost. It is mandatory for borrowers with high debt ratios (55%+) and voluntary for those with lower ratios.
- Borrowers can apply for free through their loan servicer.
- The program expires December 31, 2012.

Additional assistance provided to borrowers by a City of Tampa HCD Counselor at (813) 274-7954 or the Hope for Homeowners Hot Line at 1-888-995-HOPE for referral to a HUD approved counselor. Also please visit www.tampagov.net.



HELP FOR AMERICA'S HOMEOWNERS

