

## Mortgage Foreclosure Prevention Assistance

Provides assistance to eligible applicants who are delinquent in their mortgage payments, but whose homes have not yet had a foreclosure sale date set.

Homeowners must have had a hardship which is defined as a situation which has occurred at no fault of the borrower. Examples of a hardship are reduction in income, death of a spouse, loss of employment, divorce, a reduction in the number of scheduled work-hours, illness, fire or other disaster. The hardship must be documented and also have been remedied.

Income categories include very-low, low, and moderate

Maximum award: up to \$5,000

Terms:

- Home must be an owner-occupied single family residence.
- Assistance of \$1,500 or less will be a grant.
- Assistance of \$1,501 up to \$5,000 will be in the form of a deferred payment loan, secured by a mortgage for the term of two years at 0% interest.
- There will be no payments due as long as the applicant lives in the home as their primary residence for two years. The loan is depreciated on an annual basis according to the terms of the mortgage.
- At the expiration of the two years, the deferred mortgage will be satisfied.
- During the two years, if the home is sold, subordination requirements are not met, title is transferred or the home ceases to be the primary residence of the recipient, then the total amount of assistance must be repaid.
- Applicant/Co-applicant will attend 'Taking Control of Your Money' class offered through Osceola County Extension Services.
- Applicants will be served on a first come, first qualified basis.
- Applicants will only be eligible for assistance one time within a three year period. The applicant can only have a total of two SHIP mortgages in their lifetime.
- Certified Osceola County Property Appraiser's office assessed value of the home cannot exceed \$200,000.
- Property taxes and homeowners insurance must be paid current unless these amounts were being escrowed as part of the mortgage payment.
- Property shall have no other liens other than the first mortgage or previous SHIP, CDBG, or NSP liens.
- No assistance will be provided to any property owner whose home is in the process of foreclosure, or which has delinquent tax liens or other liens with the exception of a previous SHIP, CDBG or NSP lien against it.