

## Homeowners

**NOTE: The information provided is for informational purposes only, and not to be relied upon by you for your unique circumstances. You should always consult with an attorney regarding the laws and your rights. As the COVID-19 public health situation changes and evolves, new laws and regulations are being continually issued. This information may not include the most up to date information.**

### **Information for Homeowners**

If you have lost your job, have had to take time off from work because you are sick or need to care for a family member, have had to take an unpaid leave of absence, you can apply for Unemployment Benefits. Find more information in the Unemployment document.

If you are in need of other assistance, there may be resources available in your community to help. Call 211 to obtain information on possible community resources to help.

<https://www.unitedwaymidlands.org/2-1-1/>

### **FEDERAL MORTGAGE RELIEF PROGRAMS**

#### **FHA-Insured Mortgages**

On March 18, 2020, HUD put in place a 60 day moratorium on all foreclosures and evictions on Federal Housing Administration (FHA) single family insured mortgages. **The moratorium only applies to homeowners with mortgages insured by the Federal Housing Administration (FHA)**, a part of HUD that insures home loans made by FHA-approved lenders.

The moratorium not only prevents new foreclosure and eviction actions but also suspends all foreclosure and eviction actions currently in process.

See [HUD Mortgagee Letter 2020-04 dated March 18, 2020](#) and [HUD Press Release](#)

#### **Fannie Mae and Freddie Mac**

The Federal Housing Finance Agency (FHFA), which oversees [Fannie Mae](#), [Freddie Mac](#), and the Federal Home Loan banks, is providing payment forbearance to borrowers impacted by the coronavirus [for up to 12 months due to hardship](#) and other relief.

## Private Mortgage Relief Programs

Contact your bank/loan servicer if you will not be able to make your full or a partial mortgage payments. Many banks have programs that provide hardship assistance, sometimes called customer assistance programs. If you are having trouble making payments, it is best to contact your bank before you become delinquent on your payment. Let them know you are not able to make your mortgage payment due to a hardship (like you got sick, lost your job, your hours were reduced, etc.). Write down the date, who you talked to, and what they said related to paying your mortgage. If any adjustments were made, (e.g. the bank agreed to provide you with more time to make your payment) see if you can get written confirmation from the bank/loan servicer.

Some banks are offering relief to mortgage customers affected by coronavirus, including:

- Ally <https://www.ally.com/coronavirus-response>
- Bank of America <https://about.bankofamerica.com/promo/assistance/latest-updates-from-bank-of-america-coronavirus>
- City Bank <https://online.citi.com/US/JRS/pands/detail.do?ID=covid19>

## Property Taxes

Property taxes still need to be paid if you own a home or other real estate in the State of Nebraska. Not paying your property taxes may result in you losing your home. Nebraska law allows for county treasurers to sell the taxes owed on your home, and through that process you can lose your home. Taxes are paid through your local county treasurer's office.

## Homestead Exemption

You may be eligible for property tax relief through the Nebraska Homestead Exemption Program. **The deadline to apply for the homestead exemption is June 30, 2020.** Applications need to be filed with your county treasurer. Information and forms are available at <https://revenue.nebraska.gov/PAD/homestead-exemption>. Contact your county treasurer's office for more information.

Those who may qualify for the homestead exemption are:

- Persons over age 65
- Veterans totally disabled by a non-service connected accident or illness
- Qualified disabled individuals
- Qualified totally disabled veterans and their widow(er)s
- Veterans whose home was substantially contributed to by the Department of Veterans Affairs (DVA) and their widow(er)s
- Individuals who have a developmental disability