

Homeowner Protections during the COVID-19 Pandemic

If you are a homeowner with a federally-backed mortgage loan, you are generally protected from foreclosure on your home, as specified below, through the date listed for each kind of loan. The dates through which these foreclosure moratoria are effective are current as of January 5, 2021, but may be extended.

- **Fannie Mae and Freddie Mac:** If you are a single-family borrower, your lender may not foreclose on your home through January 31, 2021. To determine whether a mortgage is owned by Fannie Mae or Freddie Mac, you can use the following online look-up tools, which will require you to enter identifying data about the loan:

Fannie Mae: <http://www.knowyouroptions.com/loanlookup>

Freddie Mac: <https://ww3.freddie.mac.com/corporate>

- **VA:** Your lender may not initiate or complete a foreclosure in process on your home through February 28, 2021, except for a vacant or abandoned property. VA loan documents will include a clause saying, “THIS LOAN IS NOT ASSUMABLE WITHOUT THE APPROVAL OF THE DEPARTMENT OF VETERANS AFFAIRS OR ITS AUTHORIZED AGENT.”
- **FHA loans:** If you are a single-family borrower, your lender may not initiate or proceed with a foreclosure, except for those secured by legally vacant and abandoned properties, through February 28, 2021. Normally, an FHA loan has an FHA case number at the top of the promissory note and the trust deed or mortgage. Confirm FHA status by calling HUD’s National Servicing Center at 877-622-8525. Reverse mortgages are usually FHA loans.

- **USDA loans:** If you are a single-family borrower, your lender may not initiate or complete a foreclosure already in process, excluding on vacant and abandoned properties through February 28, 2021. There will usually be some indication on the HUD-1 Settlement Statement that a loan is a USDA loan. There may also be a guarantee attached to the promissory note. The words “Rural Development” may also appear on the last page of the deed of trust or mortgage.

NOTE: This information is not legal advice. Contact an attorney for help with your specific situation.