



PAHAF Term Sheets

Updated: June 16, 2022

Mortgage Reinstatement Program Element

Criteria	Terms
<u>Brief description</u>	Assistance is available for a first mortgage on the property of an eligible homeowner, subject to all other eligibility criteria. PAHAF Funds will be used to bring past due mortgage accounts fully current, with no remaining delinquent amounts, and to repay amounts advanced by the lender or servicer on the borrower's behalf for property charges, including property taxes, hazard insurance premiums, flood or wind insurance premiums, condominium fees, or homeowners' association fees that the servicer advanced to protect lien position. Payment may also include any reasonably required legal fees. PAHAF funds may be used for Reverse Mortgages where servicer advanced for taxes & insurance. PAHAF funds may be used to supplement other loss mitigation measures offered by the servicer or where HAF funds are necessary for the homeowner to qualify for other such loss mitigation measures. To the extent applicants are able to use other loss mitigation resources in a timeline consistent with the timeline of the application for HAF assistance, utilizing other loss mitigation resources first is encouraged. The requirement to bring account balances fully current is only applicable to the mortgage reinstatement program element.
<u>Maximum amount of assistance per homeowner</u>	Assistance will be limited to a maximum of \$30,000 of program assistance per household over the life of the program. Program funds may only be used on eligible expenses for the homeowner's primary residence for expenses incurred on or after January 1, 2020. Reverse mortgage reinstatements will also be capped at \$30,000 for expenses incurred on or after January 1, 2020. The maximum assistance of \$30,000 may be revisited and revised in the future, based on additional data collection and demonstrated need.
Criteria	Terms
<u>Homeowner eligibility criteria and documentation requirements</u>	<p>a) Homeowner must be a natural person or trustee of a living trust that holds title to the property. Heirs, equitable owners, and successors-in-interest, as that term is defined in section 1024.31 of Title 12 of the Code of Federal Regulations (12 CFR 1024.31), meet this ownership requirement. A loan secured by a manufactured home, or a contract for deed (also known as a land contract) may fall within this definition.</p> <p>b) Homeowner must have experienced a Qualified Financial Hardship after January 1, 2020 (including a hardship that began before January 1, 2020 but continued after that date).</p> <p>c) Homeowner must currently own and occupy the property as their primary residence and be located in Pennsylvania.</p> <p>d) Homeowner must meet the Homeowner Income Eligibility Requirements.</p> <p>e) Homeowner must agree to provide all necessary documentation to satisfy program guidelines within timeframes established by the State, including self-attestation.</p> <p>f) The original, unpaid principal balance of the homeowner's first mortgage or housing loan, at the time of origination, was not greater than the conforming loan limits in effect at time of origination.</p> <p>The program has been designed to minimize onerous documentation requirements on applicants. The program will rely on applicant self-attestations, use of proxy data, and third-party data sources to the maximum extent practicable. Applicants will be required to sign attestations for financial hardship and the program will rely on self-reported socially disadvantaged status. The income self-attestation plus a data proxy will be used to determine income eligibility. Applicants will be required to submit photo identification and sign program forms including acknowledgements, third-party consent and release, subrogation agreement, and may collect the most recent mortgage/home loan statements demonstrating delinquency, and delinquency notices/bills for property charges not in escrow which may be eligible under the program.</p>
<u>Loan eligibility criteria specific to the program</u>	Delinquent by at least one payment, including any payments during a forbearance period. Homeowners in bankruptcy may be considered with bankruptcy court or trustee approval.
<u>Form of assistance</u>	Assistance will be structured as a non-recourse grant recoverable in the event of fraud or overpayment.
Criteria	Terms
<u>Payment requirements</u>	Payments will be made directly to the lender, servicer, or other payee as appropriate.
<h2>Forward Mortgage Payment Assistance Program Element</h2>	
Criteria	Terms
<u>Brief description</u>	Provide full payment assistance to homeowners who are income eligible and meet all other eligibility requirements. This benefit is intended to increase housing stability by providing continued support beyond the reinstatement option, for up to 6 months or until the Maximum Amount of Assistance is reached. This program element is available as a standalone option. The requirement for qualification of forward mortgage payment assistance is a housing payment to monthly income ratio of greater than 40%. Income documentation will be required for forward paying mortgage assistance. The income documentation requirement will be the same as existing documentation requirements for non-proxy applicants.
<u>Maximum amount of assistance per homeowner</u>	Each eligible Homeowner will receive forward payment assistance for up to 6 months through this program with respect to the applicant's primary residence provided that there is funding available under the maximum allowable cap of \$30,000. Assistance under all program options combined is capped at \$30,000 total for expenses incurred on or after January 1, 2020. The maximum assistance of \$30,000 may be revisited and revised in the future, based on additional data collection and demonstrated need. This assistance is available as a standalone option.

<u>Homeowner eligibility criteria and documentation requirements</u>	<p>a) Homeowner must be a natural person or trustee of a living trust that holds title to the property. Heirs, equitable owners, and successors-in-interest, as that term is defined in section 1024.31 of Title 12 of the Code of Federal Regulations (12 CFR 1024.31), meet this ownership requirement. A loan secured by a manufactured home, or a contract for deed (also known as a land contract) may fall within this definition.</p> <p>b) Homeowner must have experienced a Qualified Financial Hardship after January 1, 2020 (including a hardship that began before January 1, 2020 but continued after that date).</p> <p>c) Homeowner must currently own and occupy the property as their primary residence and be located in Pennsylvania.</p> <p>d) Homeowner must meet the Homeowner Income Eligibility Requirements.</p> <p>e) Homeowner must agree to provide all necessary documentation to satisfy program guidelines within timeframes established by the State, including self-attestation.</p> <p>f) The original, unpaid principal balance of the homeowner’s first mortgage or housing loan, at the time of origination, was not greater than the conforming loan limits in effect at time of origination. The program has been designed to minimize onerous documentation requirements on applicants. The program will rely on applicant self-attestations, use of proxy data, and third-party data sources to the maximum extent practicable. Applicants will be required to sign attestations for financial hardship and the program will rely on self-reported socially disadvantaged status. The income self-attestation plus a data proxy will be used to determine income eligibility. Applicants will be required to submit photo identification and sign program forms including acknowledgements, third-party consent and release, subrogation agreement, and may collect the most recent mortgage/home loan statements demonstrating delinquency, and delinquency notices/bills for property charges not in escrow which may be eligible under the program.</p> <p>Must have debt to housing expense ratio of 40% or more to qualify for additional forward payment assistance.</p>
Criteria	Terms
<u>Loan eligibility criteria specific to the program</u>	N/A
<u>Form of Assistance</u>	Assistance will be structured as a non-recourse grant recoverable in the event of fraud or overpayment.
<u>Payment requirements</u>	Payments will be made directly to the lender or servicer, as appropriate.
Property Charge Default Resolution Program Element	
Criteria	Terms
<u>Brief description</u>	PAHAF Funds may be used to pay past due property taxes, current delinquent reverse mortgage insurance premiums, HOA fees, condominium fees, cooperative maintenance or common charges that came due on or after January 1, 2020 and that threaten sustained ownership of the property. These are expenses that are for the purpose of preventing homeowner mortgage foreclosures and displacements of homeowners experiencing financial hardship for those homeowners that currently do not have a mortgage, have a reverse mortgage on the property, or have property charges not in escrow. This assistance may be a standalone option for homeowners without a mortgage or may be used in combination with mortgage reinstatement and mortgage payment assistance for homeowners with property charges not in escrow. The requirement to bring account balances fully current is only applicable to the mortgage reinstatement program element and is not applicable to the property charge default resolution program element.
<u>Maximum amount of assistance per homeowner</u>	For homeowners without a mortgage, the maximum allowance for expenses incurred on or after January 1, 2020 related to delinquent property taxes is \$8,000; for insurance premiums \$3,000; and homeowner/condominium fees is \$5,000. For homeowners with a mortgage whose property charges are not in escrow, the same limits apply. The maximum assistance of \$30,000 may be revisited and revised in the future, based on additional data collection and demonstrated need. The maximum amount of assistance for any homeowner under the PAHAF is \$30,000 for mortgage reinstatement, mortgage payment, other property charge default resolution assistance, and utilities.
Criteria	Terms

<u>Homeowner eligibility criteria and documentation requirements</u>	<p>a) Homeowner must be a natural person or trustee of a living trust that holds title to the property. Heirs, equitable owners, and successors-in-interest, as that term is defined in section 1024.31 of Title 12 of the Code of Federal Regulations (12 CFR 1024.31), meet this ownership requirement. A loan secured by a manufactured home, or a contract for deed (also known as a land contract) may fall within this definition.</p> <p>b) Homeowner must have experienced a Qualified Financial Hardship after January 1, 2020 (including a hardship that began before January 1, 2020 but continued after that date).</p> <p>c) Homeowner must currently own and occupy the property as their primary residence and be located in Pennsylvania.</p> <p>d) Homeowner must meet the Homeowner Income Eligibility Requirements.</p> <p>e) Homeowner must agree to provide all necessary documentation to satisfy program guidelines within timeframes established by the State, including self-attestation.</p> <p>f) The original, unpaid principal balance of the homeowner’s first mortgage or housing loan, at the time of origination, was not greater than the conforming loan limits in effect at time of origination.</p> <p>The program has been designed to minimize onerous documentation requirements on applicants. The program will rely on applicant self-attestations, use of proxy data, and third-party data sources to the maximum extent practicable. Applicants will be required to sign attestations for financial hardship and the program will rely on self-reported socially disadvantaged status. The income self-attestation plus a data proxy will be used to determine income eligibility. Applicants will be required to submit photo identification and sign program forms including acknowledgements, third-party consent and release, subrogation agreement, and may collect the most recent mortgage/home loan statements demonstrating delinquency, and delinquency notices/bills for property charges not in escrow which may be eligible under the program.</p> <p>Plus: Homeowner is at least one installment payment in arrears on one or more property charges including:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Property taxes <input type="checkbox"/> Insurance: hazard, flood, wind premiums <input type="checkbox"/> HOA fees, condominium fees, liens of extinguishment <p>There are no additional documentation requirements beyond those stated for the Mortgage Reinstatement Program Element.</p>
<u>Loan eligibility criteria specific to the program</u>	N/A
<u>Form of assistance</u>	Assistance will be structured as a non-recourse grant recoverable in the event of fraud or overpayment.
<u>Criteria</u>	<u>Terms</u>
<u>Payment requirements</u>	Funds will be paid, as applicable, to the mortgage servicer or other third-party payee authorized to collect eligible charges.
<h3>Utility Payment Assistance Program Element</h3>	
<u>Criteria</u>	<u>Terms</u>
<u>Brief description</u>	Provide funds to resolve delinquent payments for utility services, particularly for those utility bills where no assistance program currently exists in PA. Homeowners will be encouraged to apply for utility assistance through other utility service assistance programs when applying for the PA HAF utility portion of the program. Utility assistance awarded through HAF must not duplicate grant assistance provided through other federal and state programs. The requirement to bring account balances fully current is only applicable to the mortgage reinstatement program element and is not applicable to the utility payment assistance program element.
<u>Maximum assistance per homeowner</u>	The maximum amount of assistance available for utilities is \$8,000 as long as such funding remains available under the total \$30,000 cap. Utility assistance may be available in combination with mortgage reinstatement and mortgage payment assistance or as a standalone option for homeowners without a mortgage. The maximum amount of assistance for any homeowner under the PAHAF is \$30,000 for payments / expenses incurred on or after January 1, 2020 for mortgage reinstatement, mortgage payment, other property charge default resolution assistance, and utilities.
<u>Criteria</u>	<u>Terms</u>
<u>Homeowner eligibility criteria and documentation requirements</u>	Homeowner is at least one installment payment in arrears on electricity, water, sewer, heating oil, or gas services, and other related costs, to their home. Assistance sufficient to resolve the delinquency is not available from other utility assistance programs and, without HAF assistance, the homeowner is likely to lose services.
<u>Loan eligibility criteria specific to the program</u>	N/A
<u>Form of assistance</u>	Assistance will be structured as a non-recourse grant recoverable in the event of fraud or overpayment.
<u>Criteria</u>	<u>Terms</u>
<u>Payment requirements</u>	Funds will be paid directly to the utility provider or other applicable third-party authorized to collect eligible charges.