



MORTGAGE FORECLOSURE & EVICTION RELIEF

WHAT LANDLORDS, TENANTS, & HOMEOWNERS SHOULD KNOW



STATE OF FLORIDA

Emergency Management

COVID19 Mortgage, Foreclosure and Eviction Relief

On April 2, 2020 the Governor signed Executive Order Number 20-94 which imposes an eviction and foreclosure moratorium for 45 days or until May 17, 2020. What does the moratorium do?

1. Prevents landlords from evicting tenants for non-payment of rent.
2. Prevents landlords from filing new evictions until the moratorium lifts.

Broward Sheriff's Office have ceased all eviction activities during this public health crisis until further notice. **Click here** for more information.

Tenants are still responsible for the rent. If tenant cannot afford to pay rent, they should contact their Landlords to negotiate a payment plan.



FEDERAL

CARES Act Eviction Moratorium



Congress passed the CARES Act to address the COVID-19 crisis. As of March 27, 2020, tenants living in federally subsidized housing or if the landlord has a federally backed mortgage loan (FHA, VA, Fannie Mae, Freddie Mac, etc.) are protected from eviction and foreclosure. What does the moratorium do?

1. Prevents landlords from filing evictions for non-payment of rent or charge late fee for the next 120 days (through July 25, 2020).
2. After the moratorium lifts, and if rent is still outstanding, landlord must give tenants a 30-day notice to pay outstanding rent before filing an eviction.

It does not cover cases filed before the moratorium, evictions based on other reasons besides non-payment of rent, or non-covered tenancies. For more information about CARES Act Eviction Moratorium, visit **www.nhlp.org**

3. Provides homeowners with foreclosure protection for federally backed loans such as loan provided by Fannie Mae/Freddie Mae (GSE), Federal Housing Administration (FHA), Veteran's Administration (VA), and Dept. of Agriculture/Rural Housing Service (RHS). For information on the loan type call your lender.

SINGLE FAMILY HOMES

Mortgage forbearance for 180 days with possibility for an additional 180 days.

MULTI-FAMILY MORTGAGES

Mortgage forbearance for 30 days with possibility for an additional two 30-day periods.

Lenders cannot charge additional fees, penalties, or interest outside the normal term on either dwelling.

Lenders cannot move for foreclosure or order sale or execute a foreclosure sale for 60 days starting March 18, 2020.

SOURCE: Yale School of Management