
U.S. Treasury-Sponsored Program Offers Real Help to Underwater, Unemployed, and Underemployed Homeowners

The Nevada Affordable Housing Assistance Corporation (NAHAC), a non-profit organization, has partnered with the U.S. Department of the Treasury to deliver help through the Nevada Hardest Hit Fund®. Four (4) programs are available to aid homeowners who owe more than their home is worth, may be past due on their mortgage payments, and/or have experienced a job loss, underemployment, or other financial hardships. With approximately \$65 million in funds still available, the goal of these programs is to stabilize neighborhoods by helping prevent avoidable foreclosures and keep Nevada homeowners in their homes.

The following programs are available to qualified applicants:

- **Mortgage Reinstatement Assistance Program (MRAP)**

For borrowers who have suffered an eligible financial hardship due to circumstances out of their control, and who have overcome their hardship and now have an affordable payment but do not have the means to cure the past-due amount.

- For those who are currently underemployed, their underemployment may have been caused by a substantial reduction of hours or salary.
- Provides reinstatement assistance of up to \$54,000 to bring the borrower's primary mortgage current. We are seeing many Nevada homeowners who are getting back on their feet after suffering a financial hardship which caused them to fall behind on their mortgage payments. While they may now be employed and able to make their mortgage payments, they are financially unable to bring their past-due amount current to avoid foreclosure.
- Focus is on low-to-moderate income households, with income not to exceed \$98,500. Please note that even if **current** income exceeds \$98,500, borrowers may still be eligible if their income **at the time of the hardship** did not exceed \$98,500 and can be verified.

- **Principal Reduction Program (PRP)**

For borrowers who have suffered an eligible financial hardship and/or owe more than their home is worth.

- Addresses the lingering effects of the Great Recession, which saw housing prices tumble. Several years out, the problem of "under water" homes is still a serious issue, especially in Nevada.
- Also geared to support homeowners who may not be under water, but are nonetheless struggling due to a financial hardship that resulted in reduced household income, making their mortgage payments unaffordable.
- Provides financial assistance of up to \$100,000 to help pay down the principal balance of a mortgage loan and allow for a more affordable monthly payment. Assistance is accomplished in one of three ways, depending on each homeowner's individual circumstances:
 - ✓ Principal reduction with a permanent modification of the terms of the loan; *or*
 - ✓ Principal reduction with a reamortization (recast) of the loan; *or*
 - ✓ For homeowners who currently have what is defined as an "affordable payment," principal reduction of a non-delinquent borrower's primary mortgage. (For the purposes of this program, an affordable payment means that housing expenses are no more than 38% of gross monthly household income.)

Nevada Affordable Housing Assistance Corporation (NAHAC)

- **Second Mortgage Reduction Program (SMRP)**

For borrowers who have suffered an eligible financial hardship who have a second mortgage lien and who could achieve affordable monthly mortgage payments and an appropriate level of debt if their second mortgage (second lien) was eliminated; or who could achieve affordable mortgage payments and an appropriate level of debt with a principal reduction and reamortization (recast) or modification of their second mortgage.

- For those whose income has been reduced due to underemployed, medical condition, divorce or death with a negative equity position in which the borrower's combined loan-to-value (CLTV) is 100% or more; or who have a negative equity position in which the CLTV is 115% or more.
- Provides second mortgage assistance of up to \$50,000 to help pay down or eliminate the second mortgage lien and allow for a more affordable mortgage payment(s).
- Focus is on low-to-moderate income households, with income not to exceed \$98,500.

- **Unemployment Mortgage Assistance Program (UMAP)**

For borrowers who have suffered a loss of income due to unemployment or underemployment.

- Offers much needed "breathing room" for homeowners by providing mortgage payment assistance of up to \$3,000 per month to cover principal, interest, taxes and insurance, as applicable, and non-escrowed Homeowner's Association dues, for up to 18 months, to a maximum total assistance of \$54,000.
- The assistance may also be used to bring the property mortgage current.
- Helps homeowners who have lost their job through no fault of their own and are receiving Nevada State Unemployment Insurance Benefits (UIB) or exhausted within 90 days.
- For households with more than one borrower/property owner, at least one must be receiving UIB to qualify.
- Designed for low-to-moderate income homeowners whose household income does not exceed \$98,500.

IMPORTANT ELIGIBILITY CRITERIA FOR ALL PROGRAMS:

Not all applicants will be eligible for these programs. They must meet the guidelines established by NAHAC and approved by the U.S. Department of the Treasury. Program requirements include, but are not limited to the following:

- Borrowers cannot have liquid assets that exceed their eligible program(s) assistance, or \$30,000, whichever is less.
- Borrowers must own and occupy the single family, 1-4 unit Nevada home as their primary residence.
- Properties with more than two (2) mortgages are not eligible.
- Borrowers must be legal U.S. residents or lawful permanent U.S. residents, and Nevada residents.
- Borrowers cannot be in an active bankruptcy.

HOW TO APPLY:

Simply call the Nevada Affordable Housing Assistance Corporation's toll-free number at (888) 320-6526. A knowledgeable Nevada Hardest Hit Fund® representative will guide you through the application process, starting with a brief pre-qualification assessment.

CALL US TODAY AT (888) 320-6526