CARES Act: What Homeowners & Renters Should Know
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For Homeowners: Mortgage Forbearance
Mortgage Forbearance

1. What it is

• Forbearance allows homeowners who are financially hurt by COVID-19 to **temporarily** put off their mortgage payment

• Borrowers can forgo mortgage payments up to 180 days from the application, and can extend another 180 days upon request for one full year of relief

• This is **not** forgiveness, and borrowers will need to eventually pay back the amount they missed

• During the forbearance period, borrower’s credit score will **not** be affected by missed payments

• Late fees will also be waived during this period
Mortgage Forbearance

2. Who qualifies
   • All federally owned or backed mortgages
     • This includes Fannie Mae, Freddie Mac, FHA, VA, and USDA Mortgages
     • You can check who owns your loan through your servicer
     • You can also check Freddie or Fannie mortgages from the websites below:
       Freddie Mac: https://ww3.freddiemac.com/loanlookup
       Fannie Mae: https://www.knowyouroptions.com/loanlookup
   • Other homeowners with mortgages need to ask their servicers (the company you send your monthly mortgage payment) if they provide any forbearance options
3. **How to Apply**
   - Apply directly through your servicers
   - You can receive forbearance immediately once you apply, and you do not need to prove financial difficulty via documentation (although you may have to provide verbal explanations)
   - Once the application is complete, ask your servicer to provide written documentation and keep it with you
   - Call volumes are extraordinarily high, so waiting time may be long
   - Many servicers have portals on their website where you can request a forbearance
4. When to Apply

- Foreclosure moratorium ends on June 30, 2020 and afterward, mortgages that default without a forbearance or other agreement in place that are at least 120 days delinquent can proceed to foreclosure.
- Apply only when you cannot make your mortgage payment because you will have to pay it back later.

Caution:
- Do not send money to entities that ask you for money for mortgage counseling.
- Talk directly with your servicer or a cost-free HUD-approved housing counseling agency.
5. Payback Options

- Payback options differ by mortgage types. If a borrower cannot make a lump-sum payment at the end of the forbearance plan, there may be alternative options. Discuss with your servicer for specific details.

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For Renters: Eviction Moratorium
1. **What it is**

- For *some* renters in financial trouble because of COVID-19, eviction is suspended by law.
- Eligibility depends on the type of mortgage owned by the landlord, or the type of housing tenants live in.
- Tenants may defer their rent payment during this period but need to pay back what they have missed.
- Tenants should discuss how their missed rents should be paid back with their landlords.
2. Who qualifies

- Renters living in single-family and multifamily properties financed by federally owned or backed mortgages
- Renters living in federally assisted housing (LIHTC, Section 8 Voucher, etc. [click here to check])
  - Check whether your house is eligible: [https://nlihc.org/federal-moratoriums](https://nlihc.org/federal-moratoriums)
  - Note that the information on the website is not comprehensive and is continuously updating
  - Some states have passed their own eviction moratorium
    * Check state information: [https://evictionlab.org/covid-policy-scorecard/](https://evictionlab.org/covid-policy-scorecard/)

3. Execution period

- 120 days starting from March 27
Other Financial Supports: Stimulus Check & CARES +600/week
1. What it is

• To support individuals and households undergoing financial difficulties because of COVID-19, a person who qualifies for an economic impact payment will receive a $1,200 stimulus check ($2,400 for a married couple)

• If you qualify and have a dependent, you will receive an additional $500 for each child younger than 17
2. Who qualifies

- Taxpayers
  - Single or married filing separately: if your adjusted gross income is below $99,000
  - Head of household: if your adjusted gross income is below $136,000
  - Married filing jointly: if your couple’s gross income is below $198,000
  - Note: if a single’s income is higher than $75,000 or if a household head’s income is higher than $112,500 or if a couple’s income is higher than $150,000, the payment decreases by $5 per $100 of income

- Non-taxpayers, but Social Security beneficiaries
  - If you have a Social Security number, you can apply for the stimulus check here: https://www.irs.gov/coronavirus/non-filers-enter-payment-info-here
Stimulus Check

3. How you can check your payment
   • You can track your payment here:  
   • The payment method of the stimulus (direct deposit or paper check) is the same as the payment method of your tax refund
   • The payment through direct deposit started in mid-April, and the paper check are expected to be delivered in early May but may be delayed
   • If you want to receive your check via direct deposit, you can enter your bank account information at the Get My Payment link above
4. ...and more

• If you did not file 2019 taxes, your income record filed in 2018 will be used to determine your payment amount.

• You can update your address here: https://www.irs.gov/taxtopics/tc157

• For more information, visit https://www.consumerfinance.gov/about-us/blog/guide-covid-19-economic-stimulus-checks/

**Caution:** The IRS does not ask for your personal information via phone or personal email.
1. **What it is**
   - For those who lost their jobs because of COVID-19, the federal government will pay extra $600/week in addition to the Unemployment Insurance benefit paid by each state government, until July 1.

2. **Who qualifies**
   - Anyone who qualifies the UI benefit will receive the extra payment.
   - The self-employed and independent contractors who could not qualify before CARES act can also apply.

3. **How to apply**
   - Same as applying for the UI benefit.
   - Application process varies by state (Check your state’s website).
Contributors

English Version was produced by:
• Jung Hyun Choi – Urban Institute, PhD
• Eul Noh – Freddie Mac, PhD

Korean Version was translated by:
• Jung Hyun Choi – Urban Institute, PhD
• Eul Noh – Freddie Mac, PhD

Chinese version was translated by:
• Linna Zhu, University of Southern California, PhD
• Song Qi, California Institute of Technology, PhD

Spanish version was translated by:
• Luis F. Alvarez Leon, PhD