



How do I know if I'm eligible for a Forbearance Plan?

If you are a Habitat Omaha homeowner or Home Repair Program client experiencing a hardship resulting from COVID-19 that has impacted your ability to make regular monthly mortgage/Home Repair loan payments, you may be eligible for a possible Forbearance Plan.

What is a Forbearance?

A Forbearance Plan is a home-retention option for homeowners with a temporary hardship due to COVID-19 that provides for a period of reduced or suspended payments. Please be advised that if your payments are suspended or reduced, they are not forgiven nor deferred, and the interest will continue to accrue on the full contractual payment you are normally required to make. All provisions of the note and security instrument, except as provided on the Forbearance Plan, will remain in effect.

Do I have to repay the payments at the end of the Forbearance?

Yes, the Forbearance Plan is a *temporary* relief option.

The payments missed while on the suspended Forbearance Plan will become due upon conclusion of the forbearance period. We recommend that if you are able to continue making payments during the forbearance that you do so. Please contact us to make arrangements if you wish to make partial payments.

If your account is escrowed for taxes and insurance, Habitat Omaha will continue to pay your taxes and insurance as they come due while you are on a forbearance plan. However, this may create a shortage in your escrow account and an increase to your monthly payment the next time an escrow analysis is performed.

If you wish to pay escrow during your forbearance period in order to reduce the future escrow shortage, please contact Habitat Omaha to make arrangements prior to sending the amount.

A Forbearance Plan can provide temporary relief from your mortgage/Home Repair loan payments. However, at the end of the forbearance, you will have to reinstate your loan by paying all your missed payments in a lump sum or apply for additional options *15 business days* prior to the end of your agreement. We recommend that you wait to apply until you determine that you will be unable to make your payment. That way, the assistance options we provide will help you in the months you need them most.

