

Yale University

EliScholar – A Digital Platform for Scholarly Publishing at Yale

YPFS Documents (Series 1)

[Browse by Media Type](#)

5-14-2020

Foreclosure Moratorium Extension and Additional Guidance for Servicing Loans Impacted by COVID-19

United States : Department of Agriculture : Rural Development Agency : Utilities Service

Follow this and additional works at: <https://elischolar.library.yale.edu/ypfs-documents>

Recommended Citation

United States : Department of Agriculture : Rural Development Agency : Utilities Service, "Foreclosure Moratorium Extension and Additional Guidance for Servicing Loans Impacted by COVID-19" (2020). *YPFS Documents (Series 1)*. 8564.

<https://elischolar.library.yale.edu/ypfs-documents/8564>

This Document is brought to you for free and open access by the Browse by Media Type at EliScholar – A Digital Platform for Scholarly Publishing at Yale. It has been accepted for inclusion in YPFS Documents (Series 1) by an authorized administrator of EliScholar – A Digital Platform for Scholarly Publishing at Yale. For more information, please contact elischolar@yale.edu.



Subscribe to updates from USDA Rural Development

Foreclosure Moratorium Extension and Additional Guidance for Servicing Loans Impacted by COVID-19



USDA Rural Development sent this bulletin at 05/14/2020 08:05 PM EDT

Having trouble viewing this email? [View it as a Web page.](#)



SFH Guaranteed Servicing

May 14, 2020

Foreclosure Moratorium Extension and Additional Guidance for Servicing Loans Impacted by COVID-19

The purpose of this announcement is to inform lenders of additional guidance to provide support to borrowers impacted by the Presidentially declared COVID-19 National Emergency.

Moratorium Extension:

The 60-day foreclosure and eviction moratorium announced by USDA, Single Family Housing Guaranteed Loan Program (SFHGLP) on March 19th, is extended until June 30, 2020.

The moratorium extension does not apply in cases where the servicer has documented the property is vacant or abandoned.

Forbearance Requirements:

Lenders should continue to provide impacted borrowers relief in accordance with the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) by offering forbearance of the borrowers guaranteed loan payment for up to 180 days. In addition, the initial forbearance period may be extended up to an additional 180 days at the borrower's request. Lenders should outline potential solutions that may be available at the end of the forbearance payment and explain to borrowers that a lump sum payment of the arrearage will not be required.

During the forbearance options outlined above, no accrual of fees, penalties or interest may be charged to the borrower beyond the amounts calculated as if the borrower had made all contractual payments in a timely fashion.

Lenders may approve the initial 180 day COVID-19 Forbearance no later than October 30, 2020.

Post Forbearance Options for Borrowers Impacted by COVID-19:

Upon completion of the forbearance, the lender shall work with the borrower to determine if they can resume making regular payments and, if so, either offer an affordable repayment plan or term extension to defer any missed payments to the end of the loan. If the borrower is unable to resume making regular payments, the lender should evaluate the borrower for all available loss mitigation options outlined in [HB-1-3555](#). The special relief measures that are outlined in Chapter 18 Section 5 "Assistance in Natural Disasters" will apply. These options include Term Extensions, Capitalization and Term Extensions, and a Mortgage Recovery Advance.

Questions regarding program policy and this announcement may be directed to the National Office Division at sfhglpServicing@usda.gov or (202) 720-1452.

Thank you for your support of the Single-Family Housing Guaranteed Loan Program!

Links to websites:

SFHGLP Lending Partner Webpage: <https://www.rd.usda.gov/page/sfh-guaranteed-lender>

SFHGLP webpage: <https://www.rd.usda.gov/programs-services/single-family-housing-guaranteed-loan-program>

USDA LINC Training and Resource Library:

<https://www.rd.usda.gov/programs-services/lenders/usda-linc-training-resource-library>

Procedure Notices: <https://www.rd.usda.gov/resources/directives/procedures-notice>

Help Resources

Policy Questions

Customer Service Center
Phone: 866-550-5887
Single Family Housing Guaranteed Loan Division
Phone: 202-720-1452

USDA ITS Service Desk Support Center

For e-Authentication assistance
Email: eAuthHelpDesk@ftc.usda.gov
Phone: 800-457-3642, option 1 (USDA e-Authentication Issues)

Rural Development Help Desk

For GUS system, outage or functionality assistance
Email: RD.HD@STL.USDA.GOV
Phone: 800-457-3642, option 2 (USDA Applications); then option 2 (Rural Development)



USDA is an equal opportunity provider, employer, and lender.

SUBSCRIBER SERVICES:
[Manage Preferences](#) | [Delete Profile](#) | [Help](#)

This electronic message contains information generated by the USDA solely for the intended recipients. Any unauthorized interception of this message or the use or disclosure of the information it contains may violate the law and subject the violator to civil or criminal penalties. If you believe you have received this message in error, please notify the sender and delete the email immediately.

Powered by



[Privacy Policy](#) | [Cookie Statement](#) | [Help](#)