



AROUND *the* HOUSE A NEWSLETTER FOR OUR CUSTOMERS

Summer 2016

Vol. 2, Issue 1

Welcome again to PHFA's Around the House newsletter. This is the "PHFA Can Help" edition. In it you'll find information about programs PHFA offers that can help homeowners with on-lot septic issues, home repairs and foreclosure.

Homeowner Septic Program



Have you recently been told that you need to replace or repair your on-lot septic system? Or, been informed that you must connect for the first time to a public sewer system? Let us help. PHFA, along with the

Pennsylvania Infrastructure Investment Authority (PENNVEST), offers the PENNVEST Homeowner Septic Loan Program to Pennsylvania homeowners who qualify to help them pay for these problems. The program has been revised and streamlined for this year and offers:

- Newly expanded eligibility criteria
- Loan amounts up to \$25,000 for all homes (including manufactured homes, which previously were capped at \$17,500)
- Low interest rate
- No prepayment penalties if the loan is paid off early

To start the PENNVEST application process, contact a [participating lender](#) or call PHFA toll-free at 1-855-827-3466. You can also visit [PHFA's website](#) for more information.



[A message from Brian Hudson](#)



Summer time is fix time



The sun is shining, the days are longer and you may be looking to do some fixing up around the house, or maybe the winter brought on some home repairs that need to be completed. Consider PHFA's Homeowners' Energy Efficiency Loan Program (HEELP). The HEELP loan covers energy efficiency repairs and replacement including: air sealing, insulation and ductwork, energy efficient windows and doors, energy efficient heating and cooling system repairs or replacements, and roof replacement. HEELP offers loans between \$1,000 and \$10,000 at a fixed-rate of 1 percent for 10 years with no prepayment penalties for qualified

Pennsylvania homeowners. Contact PHFA toll-free at 1-855-827-3466 for more information, including applicable income limits, or visit the [website](#) to print an application to start the process. Let PHFA help you spring forward with your home repairs.

Facing foreclosure? There may be a light at the end of the tunnel!

Have you found yourself unexpectedly unemployed, or become sick or injured and fallen behind on your mortgage payments? Now to add to your worries and make matters worse, you've received a foreclosure notice. Calling your lender is your first step for avoiding foreclosure. If you think that your next mortgage payment might be late, or if you are already behind with your payments, the most important thing you can do to help prevent foreclosure is to contact your lender immediately. Homeowners can learn more about the default process in Pennsylvania and alternatives to avoid foreclosure by reading "[Alternatives To Avoid Foreclosure](#)" on PHFA's website.

You should never assume that your situation is hopeless, and never ignore the letters and calls from your lender. Your lender can work with you to explore all of your options and alternatives to foreclosure.

You can also contact one of PHFA's [consumer credit counseling agencies](#). These agencies can work with you at no cost to establish a debt management program for your other bills or help you apply for a loan to cover the mortgage delinquency. Act now! Ignoring the problem will not make it go away; it will only make it more difficult to resolve. Foreclosure is the last thing that any lender wants to do, but they will need your cooperation to pursue alternatives to foreclosure.

If you've received an Act 91 Notice from your lender, your counselor can help you apply for a for a [Homeowners' Emergency Mortgage Assistance Program \(HEMAP\)](#) loan. Pennsylvania residents may be eligible for financial assistance through HEMAP to avoid foreclosure and help them make their mortgage payments.

Homeowners facing foreclosure may also be eligible for the [Residential Mortgage Diversion Program](#). This program was created to provide a stay of foreclosure on owner-occupied homes. This stay allows the parties an opportunity to reach an agreement to reinstate the loan with lower payments and avoid foreclosure.

Please call PHFA at 1-855-827-3466 to speak to a representative about foreclosure or visit [PHFA's website](#) for more information.



Help is a call or a click away!

Customer Solutions Center • 1-855-U-Are-Home (827-3466)

Extended hours: Mon – Fri 8 a.m. – 7 p.m.

AskPHFA@PHFA.org

