

PANDEMIC MORTGAGE ASSISTANCE PROGRAM

FACT SHEET

This document was updated on Oct. 17, 2020.

PMAP was created through funding under the CARES Act to aid in foreclosure prevention by providing emergency assistance in the form of a grant on behalf of Pennsylvania homeowners. Delinquencies must be due to job loss or reduced work hours and wages as a result of the COVID-19 Pandemic. All grants are subject to the availability of funds.

WHO CAN APPLY?

- Homeowners who, as a result of COVID-19, became unemployed after 3/1/2020 or had their annual household income reduced by 30% or more due to reduced work hours and wages.
- Lenders on behalf of homeowners who, as a result of COVID-19, became unemployed after 3/1/2020 or had their annual household income reduced by 30% or more due to reduced work hours and wages after 3/1/2020.

HOW TO APPLY?

- **The acceptance period for applications starts 7/6/2020 and ends on 11/4/2020.**
- Application can be made through a web-based process at <https://PMAP.phfa.org> or you may download an application from our website at www.phfa.org to complete and submit by mail.
- The mailing address for paper applications is PHFA/PMAP, PO Box 15530, Harrisburg, PA 17105-5530.
- Whether the application is submitted online or by mail, supporting documentation is required. The online process allows a homeowner or lender to upload the necessary documentation electronically. If applying by mail, copies of the required documentation must be provided. For lenders applying on behalf of homeowners, both parties must coordinate to submit a complete application.
- Applications submitted by mail must be postmarked no later than 11/4/2020. Applications postmarked 11/5/2020 or later will not be processed.

ELIGIBILITY REQUIREMENTS:

- Unemployment related to COVID-19 must have occurred after March 1, 2020, or annual household income must have been reduced by 30% or more due to reduced work hours and wages related to COVID-19 after March 1, 2020. Unemployment must be verified with the Department of Labor and Industry's Bureau of Unemployment Compensation;
- The subject property must be owner-occupied and located within the Commonwealth of Pennsylvania;
- The subject property must be secured by a mortgage or other security interest in cases where the property is subject to an installment sales contract or agreement;
- The dwelling must consist of one or two separate units;
- Mortgage must be due between March 2020 and December 2020. Only first and second mortgages are eligible;
- Homeowners must hold legal title or equitable title. In an effort to assist families with tangled titles and intergenerational family homes, as well as applicants with an installment sales contract or agreement, equitable owners, who are not the sole record owner or mortgagor, may be eligible; and
- Current annual household income must not exceed the Area Median Income for the county of residence (adjusted for the number of people in the household). To find the area median income by county, go to <https://www.huduser.gov/portal/datasets/il.html>. Select 2020 as the year and choose "Click Here for FY 20 IL Documentation" to view the income limit per household size. Because the allowance is for the "upper limit", use the 50% amount and double it to get the amount needed to compare with the annualized current income. The grant cannot be provided if annualized current income exceeds the amount identified as 100% area median income.

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ASSISTANCE TO BE PROVIDED:

- Assistance is capped at \$1,000 per month per mortgage for a maximum period of six months and is available for first and second mortgages. Homeowners have an obligation to pay the difference between the amount paid under the program and their total monthly payment if the lender requires it;
- Only payments due between March 2020 and December 2020 are eligible for assistance;
- Payment will be made directly to the lender;
- Assistance will be provided as a one-time payment and may include future mortgage payments, not to exceed a total of six months per mortgage.
- If a lender applies on behalf of a homeowner, the homeowner must work with the lender and provide authorization and the required application documentation.