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FREQUENTLY ASKED QUESTIONS

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I am in the application process for HHF

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Can I sell my house or re-finance my loan

Can I sell my house within the 10 year lien period?

Yes. You will need to provide the Hardest Hit Fund (HHF) with a HUD-1 Settlement Statement so that HHF can determine the amount of Net Proceeds available to repay your HHF debt. Once HHF has been repaid, we will prepare a Release of Lien to be filed with the County Recorder of Deeds.[Back to Top]

Can I refinance?

Yes, you can refinance! In order to refinance, your potential lender must obtain a subordination from HHF by completing a Subordination Request Form. Once HHF has reviewed the completed request and is assured that you have met the requirements for permitted refinancing, the subordination will be completed and sent to the potential lender.

Contact <a href="https://https

Please be aware that refinancing your current loan, effectively terminates any HHF assistance you are currently receiving. However, your newly refinanced loan may qualify to receive any remaining HHF assistance. [Back to Top]

What if I sell my house?

If you are selling your property, call 855-873-7405 or email hhfcustomerservice@ihda.org or hhfcustomerservice@i

How do I get a release of lien or subordination agreement?

A release of the lien is prepared when HHF assistance has been repaid, typically resulting from the sale of your home or other Recapture event as described in the Recapture Agreement. A Subordination Agreement is completed when you have completed a permitted refinance of your current mortgage. If you are selling your home, refinancing your mortgage, or transferring your property, call 855-873-7405 or email hhfcustomerservice@ihda.org or hhfsubpayoffrlse@ihda.org for more information. [Back to Top]

Can I refinance and still receive HHF?

You can refinance your mortgage but you will have to ask your potential lender if they will accept HHF assistance. Additionally, your potential lender will have to request that HHF complete a subordination agreement for the new (refinanced) loan. If the loan meets our criteria for a permitted refinancing AND the new lender agrees to accept HHF payments, then you can continue to receive HHF assistance through end of your term or exhaustion of funds. You can call HHF customer service at (855) 873-7405 or email hhfcustomerservice@ihda.org or hhfsubpayoffrlse@ihda.org to receive a Request for Subordination (to be completed by your potential lender). [Back to Top]





Questions about the Program Wind-Down

What is the Hardest Hit Fund Program (HHF)?

The Illinois Housing Development Authority was approved by the US Treasury Department to receive \$445,603,557 in funding under the Illinois Hardest Hit Program (HHF). This Program has provided mortgage assistance to homeowners who have experienced an income reduction due to unemployment or substantial underemployment. The assistance allows eligible households to maintain their home while they work to regain employment and financial stability. Thousands of homeowners have already been helped through HHF HELP and these federal funds are almost exhausted. The last day to apply for HHF HELP was Monday, September 30, 2013. Submitting an application does not guarantee funding and there may be insufficient funds to support all applications. [Back to Top]

What types of assistance does the HHF Program offer?

For households that are eligible and get approved HHF offers two types of assistance:

- 1. Reinstatement Assistance (RA) is a one-time payment of all mortgage arrearage, fees, and penalties.
- 2. Monthly Mortgage Payment Assistance (MPA) pays 100% of monthly mortgage payments for up to 18 months while the household makes a 31% monthly contribution payment to IHDA during their enrollment in the program. [Back to Top]

How long does it take to get approved after I start my application?

The average time frame for a funded household is over 120 days (4 months). The approval process includes 5 steps:

- Homeowner completes the application online
- An assigned Sponsor agency collects all the required documentation and reviews for eligibility
- HHF staff review all documentation and underwrite the application
- HHF submits request to the mortgage servicer to make payments
- Homeowner completes the closing process

Delays can happen at any of the 5 steps, but the primary reason for delays is that homeowners do not provide all the required documentation to their Sponsor agency. Applications further along in the 5-step process are more likely to be funded. Submitting an application does not guarantee funding and there may be insufficient funds to support all applications. [Back to Top]

What happens if I start an application but do not complete it on September 30, 2013?

Any homeowner who registers an application at www.illinoishardesthit.org and sets up an account will be able to access their account online after September 30, 2013. Submitting an application does not guarantee funding and there may be insufficient funds to support all applications. By fully and accurately completing the application online and submitting your documents to your assigned Sponsor agency ASAP you will increase your chances of accessing program funds. Delays in completing your application or submitting the required documents to your assigned Sponsor will decrease the likelihood of being funded by HHF. A complete application is when all 7 steps are finished and correct. [Back to Top]

Even if my application is complete and I submit all my documentation to my assigned Sponsor agency I may not get funded?

Correct. HHF Funds are limited and not all eligible households will be assisted. Thousands of households have already applied. [Back to Top]





How do I connect with my assigned Sponsor Agency?

In the application packet that you print off when your application is complete, your assigned Sponsor Agency's information is listed on the first page. The assigned Sponsor Agency is also notified that your application has been assigned to them and may reach out to you first. Regardless, connecting with your assigned Sponsor Agency as early as possible will help to expedite the review of your application. Your Sponsor may request a face-to-face appointment to review your eligibility. [Back to Top]

What if my application has already been submitted to underwriting by my assigned Sponsor?

Files are reviewed by HHF underwriters on a first-come first-served basis. Your file will be reviewed in the order it was received and files will continue to be reviewed and underwritten until all funds are committed. There is no guarantee that funding will be available to all eligible borrowers. [Back to Top]

What if my application has already been submitted to my mortgage servicer by the underwriter?

Your application would only be submitted to the mortgage servicer if the underwriter deemed your application eligible. Delayed responses from the mortgage servicer are quite common. We cannot proceed without the mortgage servicer agreeing to accept funds. There is no guarantee that funding will be available to all eligible borrowers even when the mortgage servicer responds. [Back to Top]

How do I know if I am getting approved?

If your application is approved and your mortgage servicer agrees to accept payments on your behalf, you will go through a closing process with your assigned Sponsor Agency. After the closing, you will receive a Notice of First Payment in the mail. Please note that if your assigned Sponsor Agency says you are eligible for the program, you are not yet approved. Even if your file is approved in the underwriting process, there still needs to be confirmation from your mortgage servicer that funds will be accepted and a closing with your assigned Sponsor Agency needs to take place. A formal approval for HHF must include the Letter of First Payment. There is no guarantee that funding will be available to all eligible borrowers even when the mortgage servicer responds and a closing takes place. [Back to Top]

If I am already being funded by HHF will my funding stop on October 1st?

No. Currently funded borrowers will not be impacted by the closure of applications for the program. Each funded borrower has committed funds assigned to their HHF account and no borrower will have their assistance cut short by the wind-down of the program. HHF will continue to make payments to your servicer through the conclusion of your assistance. [Back to Top]

What does "Program Wind-Down" mean?

HHF has successfully distributed temporary mortgage assistance to thousands of Illinois homeowners. However, HHF funds are limited. On July 19th, 2013, the Illinois Housing Development Authority announced the closure of the HHF online application portal at midnight on Monday September 30th, 2013. The closure of the online application portal on September 30th means that HHF will not accept any new applications after this date. HHF will review all applications submitted by this date, in the order in which they were received. [Back to Top]

Who do I contact if I have questions about my pending HHF application?

Contact your assigned Sponsor Agency if you have questions about your application, any missing documents, and what is the status of the file today. Sponsor Agencies communicate with HHF staff when a file is submitted. Your assigned Sponsor will know what step your application is at currently. [Back to Top]

What other options do I have if I am not approved for HHF?

The Illinois Foreclosure Prevention Network (IFPN) is a resource network that can help you connect with the right services or programs to avoid foreclosure. You may have other options for assistance and





foreclosure prevention. Counseling services, legal services, and information about other foreclosure prevention programs are available at: www.keepyourhomeillinois.org or 1-855-533-7411. [Back to Top]

I am in the application process for HHF

What should I do within the online application income section if I have more than one employer? Within the Income section we provide three "Other Income" fields. When using additional employer, utilize "Second Job" as the income source. [Back to Top]

What should I do in the income section if I have no income?

In this case, you would simply input "0.00" in the income field and input "none" in the source field. [Back to Top]

How should I document income received from a roommate?

Typically, this type of income can be documented with a letter written by you acknowledging how much and from whom you receive this rental income. [Back to Top]

What should I do if I have more mortgage loans or debt than the spaces allow me to input on the "Financial Worksheet"?

If you have more debt than the Financial Worksheet allows room for, we suggest that you combine these debts under the other expenses input field and label the field "Additional Combined Debt". [Back to Top]

What should I list as my "Employer Name" and "Hire Date" in Step 1: Borrower Information if I or the Co-Borrower is unemployed?

If you or the Co-Borrower is unemployed you should list "Unemployed" in the "Employer Name" field and list the date that you began your Unemployment in the "Hire Date" field. [Back to Top]

I forgot my HHF website user name and password.

Remember your email address is your user name/ID. Click the "Forgot Password?" link on the homepage and you will be emailed your password. [Back to Top]

What should I do while I am waiting for my application to be processed?

- 1. **Do not avoid your lender's communications.** Tell your lender that you are interested in keeping your home and that you are working with a housing counseling agency or HHF Review Agency. Continue to work towards a resolution with your lender and let your HHF representative know if they offer you a loan solution.
- 2. **Attend all court dates.** This is your opportunity to respond to the lender and ask the judge for additional time to work things out. Let the judge know that you are working with a non-profit housing counseling agency to apply for HHF assistance.
- 3. **Continue making mortgage payments.** If you continue to make your monthly payments, you may be able to prevent your loan from going into foreclosure.
- 4. **Prioritize your debts and reduce your expenses.** Make sure that you pay all of your housing bills (mortgage payment, utilities, etc.) each month. Search for ways to cut your monthly expenses.
- 5. **Talk to relatives, friends, or someone at your place of worship.** Although this is a difficult subject to discuss, family and friends may be willing to help you through this situation.
- 6. **Continue communicating with your HHF Review Agency.** If you have questions about the status of your application in the coming weeks contact your HHF Review Agency. If you wish to learn more about alternative mortgage loan modification options, call your HHF Review Agency or call 1-888-995-HOPE. [Back to Top]





Questions about the HHF closing process

Are the HHF funds a loan or a grant?

The funds take the form of a 10 year, forgivable loan and the funds are forgiven on a monthly basis over the last 5 years of the 10 year term. A junior lien is placed on the property for the full amount that HHF has provided to the household. This means that the actual lien amount is not determined until the household exits the HHF program. The lien takes a subordinate position behind all other liens on the property and ordinarily will not prevent refinance, modification, or transfer without a sale, or sale. [Back to Top]

Why is there a lien connected to HHF assistance?

HHF assistance is a 10 year forgivable loan, and the assistance is not grant money. Just like a standard loan, HHF assistance is a lien against the property. The funds are due upon sale if you make a profit or 'net proceeds' after all liens are paid off. [Back to Top]

When does the lien start?

The lien is put into place when the loan closes and the recapture agreement is recorded with the county recorder's office. The final amount of the lien is not finalized until the household exits the program. The HHF loan documents indicate a "not-to-exceed" amount for the maximum allotment based on the current county maximum of \$35,000, but the actual lien will be the exact amount of assistance received by the homeowner. The loan documents for households who were approved prior to April 1, 2013 indicate a "not-to-exceed" amount for up to \$20,000 or \$25,000. [Back to Top]

How much is the lien?

The lien will be the total amount of assistance provided to the borrower(s). This includes any arrearage and/or monthly assistance that is provided from HHF to the mortgage lender for the benefit of the borrower. This may be less than the cap of \$35,000 (\$20,000/\$25,000 for approvals prior to April 1, 2013 that do not have amended loan documents). It will not be known how much is owed until the last payment has been made by HHF to the lender. [Back to Top]

When do I pay back HHF?

The HHF lien is paid back when the property is sold for a profit (net proceeds) or transferred. During the first five years of the lien the total amount owed is paid back, in the next five years the amount owed declines by 1/60th each month (1.67%). After ten years the amount of the entire lien is forgiven. [Back to Top]

What if I pass away before the 10 year lien is over?

The lien will be released if the title holder(s) of the property dies. If your family members inherit the home, the HHF lien will be removed. The living heirs need to contact HHF to have the lien released. Contact 1(855) 873-7405 or email hhfcustomerservice@ihda.org [Back to Top]

If I pass my property to my family, what happens to the lien?

A transfer of title to a family member does not result in a release of the lien, but the lien is applied to the property and becomes the responsibility of to the new owner until the 10 year period is over. [Back to Top]

Why do I have to pay to get assisted through HHF?

The program requires households that receive monthly mortgage payment assistance pay an affordable portion on a monthly basis back to their own HHF account. 31% of the gross monthly income is considered affordable by federal housing standards, and so households pay a 31% contribution following a monthly mortgage payment made by HHF. Every dollar of contribution withdrawn goes directly back to that household's HHF account. [Back to Top]





Do I get a check for \$35,000?

You do not receive any funds directly from the HHF Program. The county maximum amount is a not-to-exceed amount that HHF can provide your mortgage servicer on your behalf. If you only qualify for reinstatement your lender will receive only the amount that you are behind. The reinstatement amount will be the total assistance you will get form HHF. If you qualify for MMPA (monthly mortgage payment assistance) we will only make full payments until the funds run out (35,000) or for up to 18 months, whatever comes first. [Back to Top]

Do I need to call my bank about starting/ending HHF assistance?

You do not need to contact your bank about starting HHF assistance because HHF Program staff is working directly with your mortgage servicer to make payments on your behalf. When you exit the HHF Program, you should contact your bank about next steps such as re-setting direct withdrawal, potential need for a modification, etc. [Back to Top]

I am currently in the HHF Program

What if my income or property situation changes while I am in the program?

Households approved for the Monthly Mortgage Assistance Program are required to report a 10% increase or decrease in income as well as any change in their circumstances that may affect program eligibility, including increase in hours or wages, new employment, loss of employment, increase in business revenues, if you move or sell the property, or other factors that influence your household income or ownership. Changes in income should be reported to <a href="https://hittps://h

What happens if I enter bankruptcy after being approved for HHF assistance?

HHF will be notified by your mortgage servicer that the household is now in active bankruptcy and the mortgage servicer often cannot accept HHF funds on behalf of the household. Bankruptcy will end HHF's ability to provide assistance due to legal requirements placed on most servicers about accepting payments on behalf of the household bankruptcy. [Back to Top]

Why do I have to pay to get assisted through HHF?

The program requires households that receive monthly mortgage payment assistance pay an affordable portion on a monthly basis back to their own HHF account. 31% of the gross monthly income is considered affordable by federal housing standards, and so households pay a 31% contribution following a monthly mortgage payment made by HHF. Every dollar of contribution withdrawn goes directly back to that household's HHF account. [Back to Top]

How do I pay my contribution?

The contribution is withdrawn from the borrower's bank account electronically through a process known as ACH (Automated Clearing House). This process is well known to banks. [Back to Top]

When do I pay my contribution?

The contribution is withdrawn from the borrower's bank account on the 15th of the month or the first business day after the 15th. [Back to Top]

What if my income changes during the program? Does my contribution payment change?

If your income changes while you are receiving assistance from the HHF program you should send information on how your income has changed to hhfincomechange@ihda.org. This income change will cause your contribution payment to go up or down depending on if your income increases or decreases. [Back to Top]





What if there is a mistake with my ACH account?

We obtain bank account information from the household and use that information to set up the ACH withdrawal so the information needs to be accurate. HHF will automatically withdraw the contribution payment on the 15th of the month, following our payment of the household's monthly mortgage. If information changes regarding your account, you must inform the HHF call 1(855)873-7405 or email hhfcustomerservice@ihda.org. [Back to Top]

What if there are insufficient funds in my account?

When HHF attempts to withdraw the monthly contribution payment and fails, IHDA will debit your bank account on the 15th of the following month for the current month's payment only. Repeated failures will result in a termination. [Back to Top]

When do the ACH withdrawals end?

The final ACH withdrawal is made prior to the final monthly mortgage payment made on your behalf. For example, if HHF is going to pay 12 monthly payments on your behalf to the servicer then the last contribution is withdrawn by ACH after the 11th payment. [Back to Top]

If I have an increase in income, do I have to pay back HHF?

You do not have to pay back HHF if your income increases or declines after being assisted. The purpose of HHF assistance is to give you the opportunity to find sustainable and increased income without the pressure of a pending foreclosure. If your income increases or declines while in the program, contact hhfincomechange@ihda.org. [Back to Top]

What if my mortgage payment changes while HHF is paying it?

When you are in the HHF program we communicate with your mortgage servicer directly. They are obligated to communicate with us if your payments change. If your payment changes, we will pay that changed amount as long as there is a remaining balance available to do so. [Back to Top]

What if I get delinquency or foreclosure notices while HHF is paying my mortgage?

Contact HHF customer service at 855-873-7405 or hhfcustomerservice@ihda.org so that we can also contact your bank to correct this issue. The processing of foreclosure filings and delinquency notices by banks is often slow, while a separate department has received HHF funds on your behalf. Let us know if you are still getting these notices so we can inform the bank as soon as possible. [Back to Top]

What if I get a modification?

If you obtain a modification your lender should communicate that information, and the new payment, to the HHF program. [Back to Top]

I was denied/ ineligible for the HHF program

Review the eligibility criteria [Back to Top]

If you think you were denied or deemed ineligible incorrectly, please submit an email to hhfappeals@ihda.org. [Back to Top]

What if I believe the HHF Sponsor has made an error in their decision?

We ask that the borrower initially discuss his or her concerns directly with the assigned HHF Sponsor. However, it is important to note that the borrower must meet basic eligibility criteria to qualify for the HHF program. If an issue still remains, the borrower may contact hhfappeals@ihda.org. [Back to Top]





Why can't my arrearage amount be over \$35,000?

You cannot be over the cap of \$35,000. HHF cannot make partial payments on behalf of any homeowner. The maximum amount is approved by the U.S Treasury Department and cannot be exceeded in any case. [Back to Top]

If I'm not over \$35,000 why was I denied/ineligible?

You may be ineligible/denied for any of the basic program criteria posted on the HHF homepage. If your arrearage is not over \$35,000, you may be ineligible/declined due to insufficient funds to make 6 full month mortgage payments on your behalf after reinstating your mortgage. The program requires that if your housing debt-to-income percentage exceeds 39%, HHF must be able to make 6 full monthly mortgage payments after reinstating. [Back to Top]

Can I reapply?

You may reapply if you have previously received HHF assistance, experienced a new hardship event, have not received assistance for up to 18 months and have not reached the cap of \$35,000. [Back to Top]

I have completed the HHF program

What happens if I enter bankruptcy after being approved for HHF assistance?

HHF will be notified by your mortgage servicer that the household is now in active bankruptcy and the mortgage servicer often cannot accept HHF funds on behalf of the household. Bankruptcy will end HHF's ability to provide assistance due to legal requirements placed on most servicers about accepting payments on behalf of the household bankruptcy. [Back to Top]

I still don't have a job after HHF assistance, what now?

The funds that the Illinois Hardest Hit Fund® (HHF) has been provided from US Treasury are designed to be temporary assistance while you search for gainful employment. The funds are limited to either 18 months assistance or the maximum assistance per family which is either \$35,000. Unfortunately we are limited to only assist you through that period. The Illinois Foreclosure Prevention Network is an option you can explore. It is a state initiative to centralize information about supportive services that can assist people who are in jeopardy of being foreclosed upon. They can be contacted at www.keepyourhomeillinois.org/ or 855-KEEP-411 (855-533-7411). [Back to Top]

Can I re-enter the program since I didn't get a job?

The HHF program can only provide assistance up to \$35,000 or up to 18 months of assistance. That assistance is provided per household. Once it is used we cannot provide additional funds. If you received only reinstatement assistance because you were employed, but have since had a subsequent income loss and now cannot afford to pay your monthly mortgage payment, we will review whether you could receive any unused HHF assistance toward your monthly mortgage payments. Contact your sponsor. [Back to Top]

When do I pay back HHF?

The HHF lien is paid back when the property is sold for a profit (net proceeds) or transferred. During the first five years of the lien the total amount owed is paid back, in the next five years the amount owed declines by 1/60th each month (1.67%). After ten years the amount of the entire lien is forgiven. [Back to Top]

I am no longer in HHF, but received a 1098. Why?

The 1098MA form is a mortgage assistance form used to complete your federal tax return indicating that you received assistance toward your mortgage. If you obtained assistance through the HHF program you will receive a 1098 MA from the U.S. government. You may also receive a 1098 form from your lender for any payments you made to your lender before or after HHF assistance. A tax professional can





help you with your tax returns. Do not call HHF for 1098 MA questions. Please contact your tax preparer, tax expert, or the IRS help line at 1(800)829-1040. [Back to Top]

What happens after 10 years?

If you are still in your home and are current on making payments to the lender then your HHF obligation is absolved or removed from your property. [Back to Top]

Do I need to call my bank about starting/ending HHF assistance?

You do not need to contact your bank about starting HHF assistance because HHF Program staff is working directly with your mortgage servicer to make payments on your behalf. When you exit the HHF Program, you should contact your bank about next steps such as re-setting direct withdrawal, potential need for a modification, etc. [Back to Top]

How do I know when to start paying my mortgage after HHF payments conclude?

You will receive a letter informing you of our last payment on your behalf. Once you receive that letter it will be up to you to resume making your full mortgage payments going forward. [Back to Top]

Questions about the \$35,000 HHF program change

What is the \$35,000 program change?

The amount of total HHF assistance a household can receive has increased to \$35,000 from \$20,000/\$25,000 effective April 1, 2013. The new limit will apply to all new applicants and applicants currently in the application process (that have not yet been approved by IHDA). Households currently receiving assistance and households who have exited from the program should contact their Review Agency ("Sponsor") to see if they may qualify for additional assistance. Households denied assistance can reapply if they meet all eligibility criteria. The maximum assistance term of 18 months still applies to all participants. [Back to Top]

Why was the \$35,000 program change made?

About half of all HHF denials have been for the reason "program funds are insufficient to reinstate mortgage." Most of these denials have been in metro counties where home prices and therefore mortgage payments are substantially higher. The higher assistance limit will also extend MMPA (monthly mortgage payment assistance) for many households. Currently, many households run out of available funds before reaching the maximum assistance term of 18 months. [Back to Top]

How does the \$35,000 program change affect me? What do I need to do to receive up to \$35,000 in assistance?

I am still in the application process.

The new \$35,000 program cap will apply to you. The loan documents you sign will reflect the higher assistance limit. Your Review Agency ("Sponsor") will use the new \$35,000 cap to determine if there is enough available assistance. The maximum assistance term remains at 18 months of (MMPA) monthly mortgage payment assistance. [Back to Top]

I was denied assistance.

You can reapply for assistance under the new assistance limit. However, your arrearage amount must be less than \$35,000, and if your housing debt-to-income percentage exceeds 39%, HHF must be able to make 6 full monthly mortgage payments after reinstating your mortgage. You will need to Contact your Review Agency ("Sponsor") to discuss your potential eligibility. If you were denied in 2011 or 2012 you will need to submit all new documentation. A list of the required documents can be found in the "About the Program" section of this website. [Back to Top]





I am currently receiving funding from HHF.

You are eligible to receive up to \$35,000 in assistance. You will need to complete amended loan documents to qualify for the additional assistance. You will not be eligible for up to \$35,000 in assistance if HHF can successfully make 18 months of payments based on your current assistance limit of \$20,000 or \$25,000. Contact your Review Agency ("Sponsor") to determine if the change affects you and you need to sign the amended documents. Your Review Agency will then submit the documents to IHDA for approval and IHDA will mail you an Extension Approval Notice. \$35,000 will not be available unless amended loan documents are received and approved by IHDA. [Back to Top]

I received HHF assistance but it ended.

You can reapply for assistance under the new assistance limit of \$35,000. We would subtract the amount of assistance you had already received from the \$35,000 cap to determine the remaining amount of funds available to you. You will need to Contact your Review Agency to update your existing application. If you exited the program in 2011 or 2012 you will need to submit all new documentation. A list of the required documents can be found in the "About the Program" section of this website. You will not be able to reapply for assistance if you already received the maximum of 18 months of assistance or were exited for failing to make contribution payments. [Back to Top]

Will HHF contact me about the program change?

It depends. IHDA will notify you of the change via email if you are currently receiving HHF assistance and may qualify for the extension. You will then need to contact your Review Agency ("Sponsor") to sign amended loan documents. If you were denied assistance or have exited the program, you will need to contact your Sponsor to determine the right process for your situation. [Back to Top]

I am still in the application process.

Your application will proceed as normal under the new program assistance limit of \$35,000. Your Review Agency will determine your eligibility under the new amount. [Back to Top]

I was denied assistance.

If you were denied assistance in 2013 IHDA will reach out to you via email and phone call if we believe you may qualify under the new \$35,000 cap. Not all applicants denied in 2013 will qualify for assistance. If you were denied in previous years you need to contact your Review Agency ("Sponsor") to discuss reapplying for assistance. Your arrearage must be less than \$35,000, we will need to be able to make 6 monthly mortgage payments on your behalf if your debt-to-income percentage is greater than 39%, and you must meet all other eligibility criteria. [Back to Top]

I am currently receiving funding from HHF.

IHDA will notify you of the change via email if you are currently receiving HHF assistance and may qualify for the extension. If your MMPA (monthly mortgage payment assistance) is scheduled to expire before reaching the full 18 months of assistance, you will not be contacted by IHDA because the program change will not affect you. [Back to Top]

I received HHF assistance but it ended.

You will need to contact your Sponsor to discuss reapplying for assistance. You will not be able to reapply for assistance if you already received the maximum of 18 months of assistance or were exited from the program for failing to make contribution payments. [Back to Top]

Who do I contact about the \$35,000 change?

Contact your Review Agency or "Sponsor" who you submitted your application to). Your Sponsor will be able to access your existing application and make any updates. Your Sponsor will then submit the necessary information to IHDA to see if you qualify for up to \$35,000 in assistance. [Back to Top]





Do I need to start a new application?

No. Your Review Agency ("Sponsor") can update your previous application. If you were denied assistance or exited the program you will likely need to provide new documentation and submit a new application packet to your Sponsor. [Back to Top]

Will I automatically receive up to \$35,000 in assistance if I am currently enrolled in HHF?

No. You will need to complete amended loan documents to receive the extension only if your MMPA (monthly mortgage payment assistance) is scheduled to expire before reaching the full 18 months of assistance. Contact your Review Agency ("Sponsor") to determine if you need to sign the amended documents. [Back to Top]

Will the \$35,000 change increase the length of my assistance?

It depends. If you qualify for MMPA (monthly mortgage payment assistance) we will only make full payments until the funds run out (\$35,000) or for up to 18 months, whichever comes first. [Back to Top]

Does another lien get recorded on my property?

An amended Recapture Agreement is filed with the county recorder's office upon approval of the extension. The Agreement supersedes the previous Recapture Agreement Recorded on your property. The Amended Recapture Agreement indicates a "not-to-exceed" amount for the maximum allotment of \$35,000 instead of \$20,000 or \$25,000. The actual amount of the lien will be the amount of assistance received by the homeowner at the end of the program. [Back to Top]

How long will it take for me to know if I was approved for the \$35,000 assistance limit?

While your Review Agency ("Sponsor") and IHDA will work as quickly as possible, it may take 90 days or more to process your application. If you are not currently receiving HHF assistance you should continue to pay your mortgage while your reapplication is being processed. HHF Customer Service wait times can take as long as 30 minutes. HHF will send you an approval/denial letter in the mail. [Back to Top]

What if I don't need the additional \$10,000 or \$15,000 in assistance?

If you are currently receiving assistance, the new \$35,000 assistance limit will apply only if you complete amended loan documents that are approved by IHDA. Certain participants will not need to sign amended loan documents because they will reach the maximum assistance term of 18 months before receiving the full \$20,000 or \$25,000 in assistance. [Back to Top]