

## EVICTION INFORMATION

**Governor Pritzker has issued an Executive Order imposing a moratorium on evictions through 2/6/2021.** To qualify for this protection, tenants who owe rent must show:

- They expect to earn no more than \$99,000 in annual income for calendar year 2020 (or \$198,000 if filing taxes jointly) or had not been required to report any income in 2019 to the IRS or received a stimulus check from the CARES Act.
- They are unable to pay full rent or housing payment due to substantial loss of income, loss of hours or work, a lay-off, or extraordinary out of pocket medical expenses.
- They are using their best efforts to make timely partial payments.
- Eviction would likely make the tenant homeless or forced to live in close quarters with new people or a shared living setting.

**Tenants who do not owe rent are not required to submit a declaration form to their landlords to be protected against eviction under the Governor's Executive Order.** Eviction enforcement can only be applied if a tenant has been found to "pose a direct threat to the health and safety of other tenants or an immediate and severe risk to property."

## MORTGAGE INFORMATION

If you have a federally-backed mortgage (FHFA, HUD, or VA loan), you have the right to request forbearance (meaning you can temporarily pause your mortgage payment). This relief can last for up to 180 days and can be extended for up to 180 days.

**You must call** your mortgage servicer to request this relief- it is not automatic. Your mortgage servicer is the company you pay each month for your mortgage. If you're not sure if you have a federally backed mortgage, your servicer will also be able to tell you.

- **If you need help, call now.** The deadline to request forbearance is:
  - o FHFA forbearance must be requested by 1/31/2021.
  - o HUD loan forbearance request has been extended to 2/28/2021.

**IMPORTANT:** When your forbearance period is over, you will still owe any missed payments. When you call your mortgage servicer, ask about repayment options.

If you have a federally-backed mortgage, you currently cannot be foreclosed upon, but be aware that this moratorium may be ending soon.

- FHFA foreclosure moratorium ends 1/31/2021.
- VA foreclosure moratorium ends 2/28/2021.
- HUD foreclosure moratorium ends 2/28/2021.

If you do not have a federally-backed mortgage, your home can be foreclosed upon and there is no guarantee of forbearance relief. Call your mortgage servicer to discuss any options they may have available.

**Need help?** Contact a HUD-approved housing counselor. [www.hud.gov/states/illinois](http://www.hud.gov/states/illinois)

## STUDENT LOAN INFORMATION

Federal student loan borrower relief has been extended until 1/31/2021. Depending on the type of loan this may include interest being waived, collections on defaulted loans halted, and loan payments suspended. This is automatic only for directly held federal loans – borrowers do not need to call. For all other types of loans, please contact your servicer.

**IMPORTANT:** When the forbearance period is over, you will need to pay back any missed payments. This will not need to be paid in one lump sum. Call your servicer today to discuss repayment options. You can also visit [www.studentaid.gov/loan-simulator](http://www.studentaid.gov/loan-simulator).

Private student loan borrowers need to contact their servicer to discuss if any relief is available.

**Questions? Need further help?** Call the Federal Student Loan Support Center at (800) 557-7394.