



The Hardest Hit Program is a federally funded program through the Florida Housing Finance Corporation. The Pasco County Community Development is one of several agencies selected to assist homeowners having trouble with their payments.

**How do I qualify?**

Homeowners who are unemployed, underemployed or have had a reduction of income through no fault of their own, and are experiencing a financial hardship.

Must be a Florida resident, a legal US resident or a legal alien.

Must occupy property as the primary legal residence.

Total household income must be under 140% of the median income for the Tampa Bay area, which is currently the following:

Family Size	1	2	3	4
Annual Income	\$58,240	\$66,640	\$74,900	\$83,160

- \* Must have a monthly housing debt more than 31% of the homeowner's gross monthly income (this includes mortgage payment, property taxes, insurance and association dues).
- \* Any bankruptcy must be discharged or dismissed.
- \* Must not have a conviction within the last 10 years of a mortgage related felony.
- \* Any kind of home qualifies, including single-family homes, condominiums (must be on the approved list from the Federal Housing Administration (FHA), Fannie Mae and Freddie Mac list) townhomes, manufactured or mobile homes permanently affixed to land owned by homeowner, and a 2-4 unit structure with one unit occupied by the homeowner.
- \* The property cannot be condemned or vacant.
- \* The first mortgage must be serviced by a participating servicer/lender, as listed by the State (new lenders are being added everyday) and must be with a regulated financial institution.
- \* The mortgage cannot be seller-financed.
- \* The loan can be no more than 6 months (180 days) past due.
- \* The maximum mortgage balance cannot exceed \$400,000, and the

combined loan to value cannot exceed 200%.

- \* Homeowners who have unencumbered assets or cash reserves (not including items such as retirement or qualified education plans, household goods or motor vehicles necessary for transportation) that are equal to or more than three times the total monthly mortgage payment (including tax and insurance payments), or that total \$5,000 (whichever is greater), must first use those assets toward mortgage payments or other existing debt before being eligible for these funds.

**What kind of assistance is available?**

There are two programs available to assist eligible applicants:

**Unemployment Mortgage Assistance Program (UMAP)**

Loan funds can be used to pay monthly mortgage and escrowed mortgage-related expenses (i.e., property taxes, homeowner insurance, and mortgage insurance) until the homeowner can resume payments or for up to six (6) months, with a cap of \$12,000, whichever occurs first. A homeowner participating in the UMAP will be required to pay 25 percent of his/her monthly income toward the monthly mortgage payment, with a minimum payment of \$70 per month.

**Mortgage Loan Reinstatement Payment (MLRP) Program**

MLRP funds will be used to bring a delinquent mortgage current for a homeowner who has returned to work or recovered from underemployment and can now resume the monthly mortgage payment based on his/her new income. This type of assistance is appropriate when the homeowner needs help only to bring the mortgage and/or mortgage-related expenses current.

UMAP/MLRP program funds will be in the form of a 0%-interest, deferred-payment loan that will be subordinate to current mortgages on the home. The loan is forgiven at a rate of 20% a year, starting 18 months after acceptance into the program.

Additionally, a homeowner in the UMAP will be required to pay 25 percent of his/her monthly income toward the monthly mortgage payment, with a minimum payment of \$70 per month. This will be collected via an automatic debit of the homeowner's checking or savings account each month. This partial payment will be combined with HHF funds and sent to the homeowner's mortgage company. If a homeowner fails to make this partial payment, they will be terminated from the program.

The UMAP/MLRP loan must be paid back if the home is sold prior to the end of the loan period and there are sufficient proceeds from the sale to pay all superior secured loans. Florida Housing will agree to make the UMAP/MLRP loan subordinate for homeowners who refinance their first mortgage to receive more favorable loan terms. However, if a homeowner refinances the first mortgage loan to consolidate debt or receive cash out, the homeowner will be required to repay the UMAP/MLRP loan according to the loan terms.

**How to Apply**

To apply for financial assistance from the fund, the applicant can call and come into the offices of Pasco County Community Development in New Port Richey or Dade City and complete the web-based application. Please call one of our offices to schedule an appointment:

(727) 834-3445

New Port Richey

(352) 521-4274, extension 3445 Dade City  
(813) 996-7341, extension 3445 Land O'Lakes

If that is not possible, there is an internet-based application that we can refer applicants to.

Homeowners will need the following when they apply: documentation about the first mortgage, such as the monthly mortgage statement; documentation about any second mortgage or home equity line of credit, or other liens on the house; the most recent income tax return (for self-employed borrowers); documentation about the checking and/or savings accounts, and other assets; and documentation about the monthly gross (before tax) income of the household, including recent pay stubs, or documentation of income the homeowner receives from other sources, such as unemployment compensation.

The County will verify the information, and the State will either approve or disapprove the application.