



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-8000

ASSISTANT SECRETARY FOR HOUSING
FEDERAL HOUSING COMMISSIONER

Date: July 30, 2021

Mortgagee Letter 2021-19

To: All FHA-Approved Mortgagees
All Direct Endorsement Underwriters
All Eligible Submission Sources for Condominium Project Approvals
All FHA Roster Appraisers
All FHA-Approved 203(k) Consultants
All HUD-Approved Housing Counselors
All HUD-Approved Nonprofit Organizations
All Governmental Entity Participants
All Real Estate Brokers
All Closing Agents

Subject Extension of the Foreclosure-Related Eviction Moratorium and Expiration of the Foreclosure Moratorium in Connection with the Presidentially-Declared COVID-19 National Emergency

Purpose The purpose of this Mortgagee Letter (ML) is to inform Mortgagees of the extension of the foreclosure-related eviction moratorium for an additional period through September 30, 2021, and to remind them of the expiration of the foreclosure moratorium.

Effective Date The expiration of the foreclosure moratorium and extension of the foreclosure related eviction moratorium announced in this ML are effective immediately upon the expiration of the moratorium on foreclosure and foreclosure related evictions announced in ML 2021-15 for all FHA-insured mortgages except for FHA-insured mortgages secured by vacant or abandoned properties.

Public Feedback HUD welcomes feedback from interested parties for a period of 30 calendar days from the date of issuance. To provide feedback on this policy document, please send feedback to the FHA Resource Center at answers@hud.gov. HUD will consider the feedback in determining the need for future updates.

Mortgagee Letter 2021-19, Continued

Affected Programs

This guidance applies to all FHA Title II Single Family forward and Home Equity Conversion Mortgage (reverse) mortgage programs except for FHA-insured mortgages secured by vacant or abandoned properties.

Background

HUD's foreclosure moratorium is set to expire on July 31, 2021, and HUD is not extending that moratorium further. Accordingly, foreclosures of FHA-insured mortgages may be initiated or resumed upon the expiration of the foreclosure moratorium in accordance with FHA requirements. To avoid displacement of severely distressed borrowers and allow them time to access suitable housing options after foreclosure, HUD is extending the foreclosure-related eviction moratorium initially announced on March 18, 2020, in ML 2020-04 for persons in properties that were secured by Single Family mortgages, excluding legally vacant or abandoned properties. During the moratorium, a Mortgagee must not initiate or continue with an eviction to acquire possession of the foreclosed property. HUD anticipates that this extension will provide Borrowers additional time to access federal, state, or local housing stability resources or to consult with HUD-certified housing counselors.

Moratorium on Foreclosure Related Evictions

Foreclosure-related evictions of persons from properties that were secured by FHA-insured Single Family mortgages, excluding legally vacant or abandoned properties, are suspended through September 30, 2021. A Mortgagee must not initiate or continue with an eviction to acquire possession of the foreclosed property.

Paperwork Reduction Act

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB Control Numbers 2502-0005; 2502-0059; 2502-0117; 2502-0189; 2502-0302; 2502-0306; 2502-0322; 2502-0358; 2502-0404; 2502-0414; 2502-0429; 2502-0494; 2502-0496; 2502-0525; 2502-0527; 2502-0538; 2502-0540; 2502-0556; 2502-0561; 2502-0566; 2502-0570; 2502-0583; 2502-0584; 2502-0589; 2502-0595 and 2502-0600. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB Control Number.

Mortgagee Letter 2021-19, Continued

Questions

Any questions regarding this Mortgagee Letter may be directed to the FHA Resource Center at 1-800-CALL-FHA. Persons with hearing or speech impairments may reach this number by calling the Federal Relay Service at 1-800-877-8339. For additional information on this Mortgagee Letter, please visit www.hud.gov/answers.

Signature

Lopa P. Kolluri
Principal Deputy Assistant Secretary
Office of Housing – Federal Housing Administration