

FHA Extends its Foreclosure Moratoriums for Borrowers Impacted by Hurricanes Helene and Milton

Today, the Federal Housing Administration (FHA) published [Mortgagee Letter \(ML\) 2024-25, Extension of the Foreclosure Moratoriums in Connection with Hurricanes Helene and Milton](#). The moratoriums will remain in effect through April 11, 2025. Mortgagees are required to implement this policy immediately.

This extension provides homeowners with FHA-insured mortgages in Presidentially Declared Major Disaster Areas (PDMDAs) additional time to access federal, state, or local housing resources; consult with HUD-approved housing counselors; and/or rebuild their homes. FHA believes these foreclosure moratorium extensions are warranted because of the devastation caused by Hurricanes Helene and Milton, the extensive property damage sustained, and the reduced capacity for those impacted to access needed resources. Many areas in Florida, Georgia, North Carolina, South Carolina, Tennessee, and Virginia are deemed PDMDAs.

Borrowers with FHA-insured mortgages located in Hurricanes Helen and Milton PDMDAs should contact their mortgage or loan servicer immediately for assistance.

Borrowers can also obtain additional assistance in the following ways:

- Visit the [FHA Disaster Relief site](#) or call the FHA Resource Center at 1-800-304-9320 to learn more about disaster relief options.
- Contact a HUD-approved housing counseling agency. These agencies have counselors available to assist those impacted by natural disasters in determining assistance needs and identifying available resources. Homeowners can find a HUD-approved housing counseling agency [online](#) or use HUD's telephone look-up tool by calling (800) 569-4287. There is never a fee for foreclosure prevention counseling.
- For borrowers whose homes are destroyed or damaged to an extent that requires reconstruction or complete replacement, contact an [FHA-approved lender](#) about FHA's Section 203(h) program. This program provides 100 percent financing for eligible homeowners to rebuild their home or purchase a new one.
- For borrowers seeking to purchase and/or repair a home that has been damaged, contact an FHA-approved lender about FHA's Section 203(k) loan program. This program allows individuals to finance the purchase or refinance of a house, as well as the costs of repair or renovation, through a single mortgage.

The provisions of [ML 2024-25](#) apply to all FHA Title II Single Family forward and Home Equity Conversion Mortgage (HECM) programs.