



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

ASSISTANT SECRETARY FOR HOUSING-
FEDERAL HOUSING COMMISSIONER

Date: March 6, 2025

Mortgagee Letter 2025-07

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 FHA-Approved Title I Lenders
All HUD-Certified Housing Counselors
All HUD-Approved Nonprofit Organizations
All Governmental Entity Participants
All Real Estate Brokers
All Closing Agents

Subject Extension of the Foreclosure Moratorium in Connection with the
Presidentially-Declared Major Disaster Area in Los Angeles County,
California

Purpose This Mortgagee Letter (ML) extends the foreclosure moratorium in Los
Angeles County, California.

Effective Date The provisions of this ML are effective immediately. The moratorium will
remain in effect through July 7, 2025.

Affected Programs The provisions of this ML apply to all FHA Title II Single Family forward
and Home Equity Conversion Mortgage (HECM) programs.

Background HUD provides an automatic 90-Day foreclosure moratorium beginning on
the date of any Presidentialy-Declared Major Disaster Area (PMDMA)
declaration. On January 8, 2025, Los Angeles County, California, was
declared a major disaster area due to the wildfires that resulted in significant
economic and property damage across the county. HUD's automatic
foreclosure moratorium is set to expire on April 8, 2025. HUD believes that
Borrowers need additional time provided by an extension to the moratorium
to access federal, state, or local housing resources. Therefore, HUD is
extending the foreclosure moratorium.

Summary of Changes

This ML:

- extends the automatic foreclosure moratorium in Moratorium on Foreclosures (III.A.2.n.ii) for Properties located in Los Angeles County, California; and
 - provides relief for FHA-insured HECMs.
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FHA-Insured Forward Mortgages – Extension of Foreclosure Moratorium for Los Angeles County, California

Properties located in Los Angeles County, California, and secured by FHA-insured Single Family forward mortgages are subject to an extended foreclosure moratorium through July 7, 2025. The moratorium applies to the initiation of foreclosures and to the completion of foreclosures in process.

Deadlines for the first legal action and Reasonable Diligence Time Frame are extended by 180 Days from July 7, 2025.

FHA-Insured Home Equity Conversion Mortgages (HECM) – Foreclosure Moratorium for Los Angeles County, California

The Mortgagee must observe a moratorium on foreclosures of FHA-insured HECMs secured by Properties located in Los Angeles County, California, through July 7, 2025. The foreclosure moratorium is applicable:

- only if the HECM is Due and Payable for reasons other than the death of the last remaining Borrower and is not subject to a Deferral Period; and
- to the initiation of foreclosures and foreclosures already in process.

During the foreclosure moratorium, Mortgagees are also granted an automatic 180-Day extension for all servicing deadlines, including the deadlines for requesting to call a HECM Due and Payable and providing notice to HUD of loans which have automatically become Due and Payable.

Mortgagees are granted an automatic 180-Day extension from the date of the moratorium expiration date to commence or recommence foreclosure action or evaluate the Borrower for loss mitigation. Where foreclosure has not been initiated, the Mortgagee may submit a request for an extension to HUD’s foreclosure-related deadlines through Home Equity Reverse Mortgage Information Technology ([HERMIT](#)) when prohibited from performing a required activity due to the foreclosure moratorium.

**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 (PRA) 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; 2502-0328; 2502-0358; 2502-0404; 2502-0414; 2502-0429; 2502-0494; 2502-0496; 2502-0524; 2502-0525; 2502-0527; 2502-0538; 2502-0540; 2502-0556; 2502-0561; 2502-0566; 2502-0570; 2502-0583; 2502-0584; 2502-0589; 2502-0600; 2502-0610; and 2502-0611. In accordance with the PRA, 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.

**Feedback or
Questions**

HUD welcomes feedback from interested parties and will consider feedback in determining the need for future updates. Any feedback or questions regarding this ML may be directed to the FHA Resource Center at 1-800-CALLFHA (1-800-225-5342), answers@hud.gov, or www.hud.gov/answers. The FHA Resource Center is prepared to accept calls from persons who are deaf or hard of hearing, as well as individuals with speech or communication disabilities. Information on how to make an accessible phone call is available at <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Signature

Jeffrey D. Little
General Deputy Assistant Secretary for Housing
