

INFORMATION ON HOMEOWNERS AND RENTERS PROTECTIONS OFFICE OF U.S. SENATOR MARTIN HEINRICH

The CARES Act protects homeowners with federally backed mortgages who are having difficulty making monthly mortgage payments due to the COVID-19 National Emergency. Homeowners have the right to request forbearance on their payments for up to 6 months, and an additional six-month period, if needed.

Federally backed mortgages include FHA, USDA, VA, or Section 184 or 184A and those with mortgages backed by Fannie Mae or Freddie Mac. Contact your mortgage servicer, the entity to which you make your monthly mortgage payments, as soon as possible.

Your mortgage servicer will be able to provide you a mortgage repayment option that allows you to defer or lower your monthly payments. Your mortgage servicer can further explain the details of the FHA COVID-19 National Emergency Forbearance option.

To assist homeowners with FHA-insured mortgages in understanding these options, FHA has also published a Q&A for consumers [HERE](#). Find your nearest housing counselor [HERE](#).

The CARES Act provides protection for renters residing in properties with federally guaranteed loans or participating in federal housing programs. Renters who are unable to pay their rent due to the COVID-19 emergency are protected from eviction for 120 days.

Property owners utilizing the forbearance program, are prohibited from issuing a 30-day notice to a tenant to vacate a property until after the 120 day moratorium ends. This protection covers properties that receive federal subsidies such as public housing, Section 8 assistance, USDA rural housing programs, and federally issued or guaranteed mortgages.

Renters seeking to know if they are covered by the moratorium should contact Legal Aid Society of New Mexico (<https://www.newmexicolegalaid.org/>) or a HUD approved housing counselor. Find your nearest housing counselor [HERE](#).