
Servicing Bulletin 2020-04
June 26, 2020

To: All CHFA Single Family Servicers
From: Nandini Natarajan, Chief Executive Officer
Subject: Single-Family Foreclosure, Evictions & Payment Forbearance Update

I would like to again reiterate my appreciation for your assistance in carrying out CHFA's mission under these challenging circumstances, and provide an update to our prior Bulletins which were issued on March 20, 2020, March 31, 2020 and on May 22, 2020.

The Coronavirus Aid, Relief, and Economic Security Act (the "**CARES Act**") was enacted on Friday, March 27, 2020. Pursuant to the orders of the chief administrative judge of the State of Connecticut, all previously scheduled foreclosure sales have been rescheduled to Saturday, August 22, 2020 (with no appointed committee work to begin prior to July 15, 2020), all first strict foreclosure "law days" have been now extended to August 4, 2020, and there is a stay of all issued executions on evictions and ejections through August 1, 2020 and a restriction on new evictions until July 1, 2020.

CHFA INSTRUCTS ALL SERVICERS TO COMPLY WITH ALL OF THE FOLLOWING DIRECTIVES FOR ALL CHFA LOANS (INCLUDING DOWNPAYMENT ASSISTANCE LOANS):

Through August 31, 2020, servicers are to:

- halt all new foreclosure actions except for vacant or abandoned properties;
- suspend all foreclosure actions currently in process (including the filing of any motions or proceeding with any pending matters in any way) except for vacant or abandoned properties; and
- cease all eviction and ejection activity

CARES Act Payment Forbearance: The CARES Act authorizes payment forbearance for all *requesting borrowers who affirm that they are experiencing financial hardship as a result of the current crisis*, during which no fees, penalties or extra interest may be charged. CHFA has encouraged borrowers to contact their servicer in order to explore appropriate temporary assistance measures and directs implementation of this CARES Act provision by servicers for all CHFA loans.

During this unprecedented and rapidly changing period of time, CHFA will strive to provide updates as soon as possible in the event circumstances or applicable regulations change, provided, however, CHFA expects all servicers to comply with all applicable laws and regulations as they become effective regardless of whether CHFA has issued specific guidance.

Thank you again for your ongoing contributions to CHFA's mission critical business.

Questions regarding this Bulletin should be directed to Liisa Koeper at (860) 571-4226 or liisa.koeper@chfa.org or John Chilson at (860) 571-4247 or john.chilson@chfa.org