

TO: All CHFA Single Family Servicers

**FROM: Nandini Natarajan, Chief Executive Officer
Connecticut Housing Finance Authority**

DATE: Friday, March 20, 2020

RE: Single-Family Foreclosures & Evictions

I wish to first thank you for your efforts in supporting CHFA's mission in helping Connecticut residents purchase their first home. During these challenging times, I am writing to ask that you, as servicers for CHFA's single family loans, take steps to help those same people continue to be homeowners and effective immediately for the next 60 days for all CHFA loans (including downpayment assistance loans):

- *halt all new foreclosure actions*
- *suspend all foreclosure actions currently in process, and*
- *cease all eviction and ejections activity for the 60 days from the date of this Bulletin.*

This includes the filing of any motions or proceeding with any pending matters in any way. In addition, please be advised that the Chief Administrative Judge for Civil Matters has issued an immediate stay of all issued executions and ejections through March 27, 2020. Furthermore, please note the following federal guidance, which should be applied to all CHFA loans:

For government insured loans

The United States Department of Housing and Urban Development issued Mortgagee Letter 2020-04 yesterday which imposes an immediate moratorium for a period of 60 days on foreclosure of mortgages on properties which are secured by FHA-insured Single Family mortgages and on all evictions of persons from properties secured by such mortgages are also suspended for 60 days. In addition, the deadline for the first legal action and the reasonable diligence timelines are also extended by 60 days pursuant to the mortgagee letter.

For private mortgage insured or non-insured loans

The Federal Housing Finance Agency has directed Fannie Mae and Freddie Mac to suspend foreclosures and evictions for at least 60 days due to the national emergency, *which suspension applies to all CHFA borrowers with (i) Fannie Mae- or Freddie Mac-backed single-family mortgages, (ii) all CHFA mortgages with private mortgage insurance, and (iii) all non-insured CHFA mortgages.*

Please familiarize yourself with the guidance from Connecticut courts, HUD and FHFA. CHFA expects that its servicers will service CHFA's loans in accordance with all applicable laws and all applicable directives and guidance from federal agencies. Please direct questions regarding this Bulletin to John Chilson at (860) 571-4247; john.chilson@chfa.org or Liisa Koeper at (860) 571-4226; liisa.koeper@chfa.org. 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. Thank you again for your ongoing contributions to CHFA's mission critical business.