

## Moratorium of Foreclosure

Governor Murphy's Executive Order #106 signed on March 19, 2020 states:

***“Any lessee, tenant, homeowner or any other person shall not be removed from a residential property as the result of an eviction or foreclosure proceeding.***

***This Order shall take effect immediately and remain in effect for no longer than two months following the end of the Public Health Emergency or State of Emergency established by Executive Order No. 103 (2020), whichever ends later, unless this Order is first revoked or modified by the Governor in a subsequent executive order.”***  
***(<https://nj.gov/infobank/eo/056murphy/pdf/EO-106.pdf>)***

What You Need to Know:

- If you are struggling to pay your mortgage, contact your lender.
- Contact a HUD Certified Housing Counseling Agency for information ([https://www.cjhrc.org/images/Hud\\_Agencies\\_by\\_County.pdf](https://www.cjhrc.org/images/Hud_Agencies_by_County.pdf))
- Forbearance may be an option: *Forbearance is when your mortgage servicer or lender allows you to temporarily pay your mortgage at a lower payment or pause paying your mortgage. You will have to pay the payment reduction or the paused payments back later.* (<https://www.consumerfinance.gov/ask-cfpb/what-is-forbearance-en-289/>)
- Although, a homeowner cannot be removed from their home through foreclosure during this moratorium, lenders can still initiate the foreclosure proceedings for a future date.
- Know how to access documents needed for assistance:
  - Federal taxes (up to 3 years)
  - Bank statements
  - Paystubs
  - Pension verification on income received
  - Social Security/Disability Award Letter
  - Mortgage Statement
- Prepare a Hardship Letter stating why you are struggling to meet your monthly mortgage obligation

Updated April 2, 2020

