

Keeping the
American
dream alive!




Keep My Tennessee Home

Mortgage assistance for struggling
Tennessee homeowners



Maybe you've lost your job, suffered the loss of a spouse, or are recently divorced. You've fallen behind on your mortgage and are facing the possibility of losing your home to foreclosure. The Keep My Tennessee Home program provides mortgage assistance to unemployed or substantially underemployed homeowners in Tennessee who, through no fault of their own, are financially unable to make their mortgage payments. Keep My Tennessee Home will make homeowners' payments on their mortgage and mortgage-related expenses such as property taxes, homeowner insurance, homeowner association dues, and/or past-due mortgage payments that accumulated during a period of unemployment. Keep My Tennessee Home is being administered in Tennessee by the Tennessee Housing Development Agency (THDA). For more information about the national initiative, go to www.financialstability.gov.

Assistance is available!

Up to \$40,000 for up to 36 months

Homeowners in all 95 counties who qualify for the Keep My Tennessee Home program can receive up to \$40,000 in assistance for up to 36 months. These funds will be used to pay past due mortgage payments to bring the mortgage current and/or to make monthly mortgage payments. These funds are paid directly to the loan servicer/lender.

Easy to apply!

The best way to apply for assistance from Keep My Tennessee Home is to visit www.KeepMyTNHome.org. On the site you will be guided step-by-step through the application process. If you do not have access to the Internet, you may call 1-855-890-8073 to be referred to a THDA-approved, non-profit housing, counseling agency in your area that will assist you. After filling out the online form, a trained housing counselor will work with you to address your particular needs. Finally, THDA will review your application, and if eligible, will authorize payments directly to your mortgage servicer.

**Visit www.KeepMyTNHome.org
or call 1-855-890-8073**





Do I have to pay back the assistance?

Keep My Tennessee Home is a 0% interest, non-recourse, deferred-payment, forgivable, subordinate loan. The loan is forgiven at a rate of 20% per year. If you keep your home as your primary residence for 5 years, you do not have to pay back the loan.

Free counseling even if you do not qualify!

Even if you do not qualify for the program, you may contact a THDA-certified counselor for free foreclosure prevention counseling. For more information and to find a counselor near you go to:

<http://www.thda.org/DocumentView.aspx?DID=52>

"I don't know how I would have made it without Keep My Tennessee Home."

- Jane Johnson,
Maryville, TN

You may qualify.

Homeowners must meet the following eligibility requirements:

- Be unemployed or underemployed (a 30% reduction of income), suffer from a medical hardship or be impacted by a recent divorce or death of a spouse, and through no fault of your own, are unable to make their mortgage payments or are at risk of foreclosure. The event or incident which results in unemployment or substantial underemployment must have occurred after January 1, 2008.
- Have a mortgage for a single-family home or condominium (attached or detached) in Tennessee that they occupy as their primary residence. This includes manufactured homes on foundations permanently affixed to real estate that you own.
- The combined amount of your mortgage principal, interest, taxes and insurance must be greater than 31% of your household income after the job loss/reduction of income to be eligible for full program benefits.
- Not have more than six months' reserves of liquid assets, that is, liquid assets equal to six months of your mortgage principal, interest, taxes and insurance.
- Have a household income less than \$92,680.
- Have a total unpaid principal balance on your first mortgage no higher than \$275,000.

These are the basic eligibility criteria. Meeting these criteria does not guarantee eligibility for the Keep My Tennessee Home program.



Keep My Tennessee Home

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Keep My Tennessee Home program, visit

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