



EVICTIONS + FORECLOSURES MORATORIUM

Federal Executive Order for HUD & FHA Properties

At the federal level, the Department of Housing and Urban Development (HUD) authorized the Federal Housing Administration (FHA) to enact an immediate moratorium on foreclosures and evictions via HUD No. 20-042 dated March 18, 2020. This applies to FHA-insured Title II Single Family and Home equity Conversion mortgages, backed by Fannie Mae or Freddie Mac, for the next sixty (60) days. Mortgage servicers are required to:

- + Halt all new foreclosure actions and suspend all foreclosure actions currently in process;
- + Cease all evictions of persons from FHA-insured single-family properties.

State Executive Order, Tenants & Homeowners

Indiana Governor Holcomb signed Indiana Executive Order 20-06 on March 19, 2020.

Executive Order 20-06 prohibits the initiation of evictions and foreclosure proceedings on residential real estate or property until the state of emergency is terminated. Tenants and homeowners are still obligated to pay their rent and mortgage payments. If a landlord or property management company currently has pending eviction proceedings that were initiated before March 19, 2020, please reach out to us so we can speak with you about your options.

Indiana Attorney General Curtis Hill has asked tenants and homeowners to file complaints if an eviction or foreclosure proceeding occurs during the COVID-19 state of emergency. If a person has an eviction or foreclosure proceeding initiated against them during this time, she should contact the Consumer Protection Division of the Attorney General's Office. Complaints can be filed online.

A copy of the Federal Executive Order for HUD and FHA Properties is available at:

https://www.hud.gov/press/press_releases_media_advisories/HUD_No_20_042

A copy of The Indiana Executive Order is available at: https://www.in.gov/gov/files/EO_20-06.pdf
Attorney General's office. <https://www.in.gov/attorneygeneral/2336.htm>

If you have any specific questions on the order, please call us.



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