



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-8000

ASSISTANT SECRETARY FOR HOUSING-
FEDERAL HOUSING COMMISSIONER

Date: December 6, 2024

Mortgagee Letter 2024-25

To: All FHA-Approved Mortgagees
All Direct Endorsement Underwriters
All Eligible Submission Sources for Condominium Project Approvals
All FHA Roster Appraisers
All FHA-Approved 203(k) Consultants
All FHA-Approved Title I Lenders
All HUD-Certified Housing Counselors
All HUD-Approved Nonprofit Organizations
All Governmental Entity Participants
All Real Estate Brokers
All Closing Agents

Subject Extension of the Foreclosure Moratoriums in Connection with Hurricanes Helene and Milton

Purpose This Mortgagee Letter (ML) extends the foreclosure moratoriums in the areas impacted by Hurricanes Helene and Milton.

Effective Date The provisions of this ML are effective immediately. The moratoriums will remain in effect through April 11, 2025.

Affected Programs The provisions of this ML apply to all FHA Title II Single Family forward and Home Equity Conversion Mortgage (HECM) programs.

Background HUD provides an automatic 90-Day foreclosure moratorium beginning on the date of any Presidentially-Declared Major Disaster Area declaration. Between September 28, 2024, and October 11, 2024, President Joseph R. Biden declared Florida, Georgia, North Carolina, South Carolina, Tennessee and Virginia major disaster areas due to Hurricanes Helene and Milton that devastated the southeast region. Due to the extent of damage from Hurricanes Helene and Milton, HUD is extending its foreclosure moratoriums. HUD believes that Borrowers need the additional time provided by the moratoriums to access federal, state, or local housing resources and consult with HUD-approved housing counselors.

Summary of Changes

This ML:

- extends the automatic foreclosure moratorium in III.A.2.n.ii Moratorium on Foreclosures for Properties located in FEMA Designated Areas within the States of Florida, Georgia, North Carolina, South Carolina, Tennessee and Virginia; and
 - provides relief for FHA-insured HECMs.
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FHA-Insured Forward Mortgages - Extension of Foreclosure Moratorium for FEMA Declarations for Hurricanes Helene and Milton

Properties secured by FHA-insured Single Family forward mortgages are subject to a moratorium on foreclosure through April 11, 2025. The moratorium applies to the initiation of foreclosures and to the completion of foreclosures in process for the following FEMA Declarations for Hurricanes Helene and Milton:

FEMA Declaration	
Florida Hurricane Helene, September 28, 2024	DR-4828-FL
North Carolina Tropical Storm Helene, September 28, 2024	DR-4827-NC
South Carolina Hurricane Helene, September 29, 2024	DR-4829-SC
Georgia Hurricane Helene, September 30, 2024	DR-4830-GA
Virginia Tropical Storm Helene, October 1, 2024	DR-4831-VA
Tennessee Tropical Storm Helene, October 2, 2024	DR-4832-TN
Florida Hurricane Milton, October 11, 2024	DR-4834-FL

Deadlines for the first legal action and Reasonable Diligence Time Frame are extended by 180 Days from April 11, 2025.

Home Equity Conversion Mortgages (HECM) - Foreclosure Moratorium for FEMA Declarations for Hurricanes Helene and Milton

The Mortgagee must observe a moratorium on foreclosures of properties secured by FHA-insured HECMs through April 11, 2025, in the following FEMA Declarations for Hurricanes Helene and Milton:

FEMA Declaration	
Florida Hurricane Helene, September 28, 2024	DR-4828-FL
North Carolina Tropical Storm Helene, September 28, 2024	DR-4827-NC
South Carolina Hurricane Helene, September 29, 2024	DR-4829-SC
Georgia Hurricane Helene, September 30, 2024	DR-4830-GA
Virginia Tropical Storm Helene, October 1, 2024	DR-4831-VA
Tennessee Tropical Storm Helene, October 2, 2024	DR-4832-TN
Florida Hurricane Milton, October 11, 2024	DR-4834-FL

The foreclosure moratorium is applicable:

- only if the HECM is Due and Payable for reasons other than the death of the last remaining Borrower and is not subject to a Deferral Period; and
- to the initiation of foreclosures and foreclosures already in process.

During the foreclosure moratorium, Mortgagees are granted an automatic 180-Day extension for all servicing deadlines, including the deadlines for requesting to call a HECM Due and Payable and providing notice to HUD of loans which have automatically become Due and Payable.

Mortgagees are granted an automatic 180-Day extension from the date of the moratorium's expiration date to commence or recommence foreclosure action or evaluate the Borrower for loss mitigation. Where foreclosure has not been initiated, the Mortgagee may submit a request for an extension to HUD's foreclosure-related deadlines through Home Equity Reverse Mortgage Information Technology ([HERMIT](#)) when prohibited from performing a required activity due to the foreclosure moratorium.

**Paperwork
Reduction Act**

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act (PRA) of 1995 (44 U.S.C. 3501-3520) and assigned OMB control numbers 2502-0005; 2502-0059; 2502-0117; 2502-0189; 2502-0302; 2502-0306; 2502-0322; 2502-0328; 2502-0358; 2502-0404; 2502-0414; 2502-0429; 2502-0494; 2502-0496; 2502-0524; 2502-0525; 2502-0527; 2502-0538; 2502-0540; 2502-0556; 2502-0561; 2502-0566; 2502-0570; 2502-0583; 2502-0584; 2502-0589; 2502-0600; 2502-0610; and 2502-0611. In accordance with the PRA, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

**Feedback or
Questions**

HUD welcomes feedback from interested parties and will consider feedback in determining the need for future updates. Any feedback or questions regarding this ML may be directed to the FHA Resource Center at 1-800-CALLFHA (1-800-225-5342), answers@hud.gov, or www.hud.gov/answers. The FHA Resource Center is prepared to accept calls from persons who are deaf or hard of hearing, as well as individuals with speech or communication disabilities. Information on how to make an accessible phone call is available at <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Signature

Julia R. Gordon
Assistant Secretary for Housing -
FHA Commissioner
