



The NC Home Protection Pilot Program and Loan Fund

What does the program do?

- The NCHPPP provides deferred loans to homeowners at 0% interest.
- The funds are used to prevent delinquency, foreclosure, or to make the mortgage payments on behalf of the homeowner over an 18 month period if s/he is re-training for a new career.
- When a complete application is made, a stay will be issued on any foreclosure action.
- The homeowner will not be charged any closing costs.
- The assistance can be used for the mortgage payment, property taxes, homeowner's insurance, and homeowner's association fees.
- The homeowner has 15 years to repay the loan according to what s/he can afford.

Who is eligible for the program?

- The homeowner must live or work in an eligible county.
- The homeowner must have been laid off or have experienced reduced income due to changing local economic conditions.
- The property must be legally classified as "real property."
- The applicant must demonstrate that they will be able to afford the mortgage payments at the end of the loan period. The program will make the mortgage payments while the applicant attends vocational training, up to 18 months.
- Prior to the job related event, the applicant must have had an acceptable mortgage and credit history.
- The NCHFA will consider extenuating circumstances that are explained and documented.

What does OnTrack do?

- Serves as the applicant's main point of contact for the duration of the program.
- Analyzes the applicant's information to determine eligibility for the program.
- Provides mortgage delinquency/default and financial counseling.
- Reviews the client's credit report.
- Puts the program application together and forwards it to the NCHFA.
- Works with NCHFA underwriters and assists them in the review process.
- Closes the approved loans.
- Files the closing documents with the county.
- Conducts ongoing counseling with the client, through to successful completion.
- Provides foreclosure prevention counseling to applicants who do not qualify for the NCHPPP.