



State of New Hampshire

Banking Department

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FAQs on Mortgage Foreclosures during the COVID-19 Pandemic

Q: Will I lose my home to foreclosure during the COVID-19 pandemic if I can't pay my mortgage?

A: Both state and federal governments have issued orders prohibiting foreclosures during the COVID-19 pandemic. In New Hampshire, Governor Sununu issued Emergency Order #4 which establishes a temporary prohibition on foreclosures. This Emergency Order states all foreclosure actions are prohibited during the COVID-19 State of Emergency. In addition, on March 18, 2020, the U.S. Department of Housing and Urban Development issued a similar order prohibiting foreclosures.

Q: Do the state and federal prohibitions on foreclosure apply to my mortgage?

A: The Governor's Emergency Order #4 applies to any judicial or non-judicial foreclosure action in New Hampshire, by any lender, whether that lender is located in this state or is located outside New Hampshire. The order would also stop any foreclosure that is already in process. The Emergency Order applies to foreclosures on both traditional mortgages as well as reverse mortgages. The federal prohibition on foreclosure applies to residential mortgage loans backed by the federal government (Freddie Mac or Fannie Mae) and also includes reverse mortgages.

Q: How long will these prohibitions on foreclosure last?

A: Governor Sununu's Emergency Order #4 states it is effect "for the duration of the State of Emergency." Therefore, so as long as a State of Emergency is in effect, Emergency Order #4 will prohibit foreclosures. The Federal prohibition on foreclosures is in place for 60 days or until May 17th.

Q: Do I still need to make mortgage payments?

A: Yes. You have an obligation to pay your mortgage, even while the foreclosure prohibitions are in effect. If you cannot make mortgage payments contact your mortgage servicer to learn what options are available to you.

Q: What options are available if I can't pay make my next mortgage payment?

A: You may be eligible for payment forbearance, which can suspend your mortgage payments for a period of time, up to 12 months in some cases. You may also be able to modify your mortgage to reduce payments. There are other options available, but you must contact your mortgage servicer to make these arrangements.

Q: What other help is out there?

A: Consumers who are unable to reach an acceptable plan with their servicers can contact the New Hampshire Banking Department to file a complaint. We are able to assist with complaints about mortgages, motor vehicle loans, small loans, title loans, money transmitters or debt adjusters.