**SAMPLE LETTER FROM PROPERTY MANAGER TO OWNER TO CONFIRM PROPERTY IS “COVERED” UNDER THE STIMULUS ENACTED ON MARCH 27, 2020**

**Dear Property Owner,**

**Property Address:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**You may have heard that the recently enacted CARES ACT profoundly impacts the ability to file an eviction or even serve Notices to tenants on what is called “COVERED” properties. This impact will last for at least 150 days from March 27, 2020 for affected properties.**

**If your property is paid off, has no mortgage that is connected to any federal program, and you are not receiving rent subsidies from Section 8 or HUD, our attorney should be able to file an eviction action if necessary, but certain judicial policies or sheriff’s department policies could still significantly delay the case.**

**In the rare event that we may have to file an eviction for you, or serve your tenant with a Notice, we need you to confirm the ownership of your property and financing, if any.**

**Please confirm the ownership status and send this from back to us as soon as possible.**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ I own the property outright with no mortgage**

**Our company will confirm outright ownership by using a title search company which will charge $50**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ I have a mortgage but it is not a “COVERED” mortgage as listed below**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ I have a “COVERED “ mortgage that is in some way connected to HUD,**

**Fannie Mae, Freddie Mac, VA, FHA, The Rural Housing Voucher Program, The Violence Against Women Act of 1994, Section 202 Supportive Housing for the Elderly Program, Section 811 Housing for Persons with Disabilities Program, Housing Opportunities for Persons With AIDS (HOPWA),  McKinney-Vento Homelessness Assistance Programs, Section 236 , Section 8 Housing Choice Voucher (HCV) Program, Low Income Housing Tax Credit (LIHTC) , a loan purchased or securitized by the Federal Home Loan Mortgage Corporation or the Federal National Mortgage Association, or a loan that is secured by a first or subordinate lien on residential real property designed principally for the occupancy of five or more families that is made, insured, guaranteed or assisted in any way by any officer or agency of the Federal Government**

**We have no choice but to ask you to provide us this information, as the CARES ACT impacts our ability to serve even basic Notices to your tenants and/or to file an eviction. We urge you to speak with your banker, mortgage company or attorney and send us the proof as soon as possible. This is Federal law, and if we serve a Notice, file an eviction, and, you are a “COVERED “ property, we all could face serious Federal and State law consequences in addition to losing any eviction action.**