



Paine | Tarwater | Bickers, LLP

ATTORNEYS AT LAW

March 23, 2020

Friends:

I have received many questions regarding renters who have contacted you regarding their upcoming rental payments. Uniformly, these residents have requested rental assistance due to the impact of Covid-19 on their job status. The Federal Housing Financial Agency announced Fannie Mae and Freddie Mac will offer mortgage forbearance to property owners on the condition that owners suspend evictions for renters unable to pay rent due to the impact of Covid-19:

“Today, to keep renters in multifamily properties in their home and to support multifamily property owners during the coronavirus national emergency, the Federal Housing Finance Agency (FHFA) is announcing that Fannie Mae and Freddie Mac (the Enterprises) will offer multifamily property owners mortgage forbearance with the condition that they suspend all evictions for renters unable to pay rent due to the impact of coronavirus. The eviction suspensions are in place for the entire duration of time that a property owner remains in forbearance. The forbearance is available to all multifamily properties with an Enterprise-backed performing multifamily mortgage negatively affected by the coronavirus national emergency.”

I expect additional guidance will be provided shortly. It is important to note that the proposed program is NOT a rent forgiveness program. Landlords are being asked to suspend evictions and work with renters on repayment of past due rent. Owners have previously been asked to consider waiver of late fees due to the late payment of rent related to Covid-19.

Please go to fhfa.gov for additional information. If your mortgage does not fall under one of these programs, I recommend discussing the implementation of a similar program with your lender. I am happy to discuss approaches you may take with a lender where the loan is not covered by Freddie Mae or Freddie Mac.

If you have any questions, please feel free to contact our office. As a reminder, you may also check our website at painetarwater.com/landlord_portal for updates.

Mike King	mjk@painetarwater.com	(865) 342-9970 (direct)
Barbara Doolittle	bkd@painetarwater.com	(865) 342-9946 (direct)
Kendell Garrett	kmg@painetarwater.com	(865) 342-9960 (direct)
Cathi Wormsbacher	crw@painetarwater.com	(865) 342-9949 (direct)

Sincerely,

Mike

Michael J. King
Paine Tarwater Bickers LLP
900. S. Gay Street, Suite 2200
Knoxville, TN 37902-1821