



# WHAT TO DO **AFTER** A HURRICANE

## HURRICANE MICHAEL RESOURCES + RELIEF

### STAY SAFE, SEEK SHELTER

**If your residence has become at risk from storm damage, leave and find a safe place to stay:**

- Text SHELTER and your zip code to 4FEMA (43362) or use the Federal Emergency Management Agency (FEMA) mobile app available at [fema.gov](https://fema.gov)
- Visit [redcross.org](https://redcross.org) to search a map of available shelters or call 1-800-REDCROSS (733-2767)
- Once you're safe, let family and friends know by registering at [safeandwell.communityos.org](https://safeandwell.communityos.org)

### START RECOVERY

**One step at a time is the only way to move forward from a disaster.**

**Here's what you can do now to begin the process:**

#### **1. GET IN TOUCH WITH YOUR MORTGAGE SERVICER.**

- Make sure your lender knows about any impact Michael has had on your home or your ability to pay your mortgage.
- Most lenders offer disaster-related payment forbearance to temporarily suspend or reduce mortgage payments.
- For eligible homeowners in **federally-declared Major Disaster Areas**, a forbearance plan can delay mortgage payments for three months at a minimum. Homeowners can use this 90-day grace period to deal with any obstacles that may affect their ability to pay their home loan on time because of a natural disaster.
- Additional options may be available at the conclusion of forbearance, when payment is due. A mortgage lender can help a borrower create a repayment plan or home loan modification. A lender can also extend forbearance on a case-by-case basis.

#### **2. GET IN TOUCH WITH YOUR INSURANCE COMPANY.**

- Contact your homeowner's insurance agent and, if applicable, your flood insurance agent.
- Find out what's covered and what needs to be done before starting repairs.

### 3. APPLY FOR DISASTER AID — DON'T WAIT FOR AN INSURANCE SETTLEMENT.

- If you live in a disaster-designated county, register for federal assistance. Even if you are insured, FEMA grants can help cover insurance gaps like temporary housing, rental assistance, and other disaster-related needs.
- Waiting for an insurance settlement could mean missing the FEMA deadline to apply.

### 4. SURVEY AND DOCUMENT THE DAMAGE WHEN IT'S SAFE TO RETURN HOME.

- Take photos (or video) of property and belongings.
- Make a detailed list of damages, and don't throw away damaged items until an insurance adjuster has seen them.
- Minimize additional damage, like covering broken windows and holes, but avoid making permanent repairs until advised by your insurance company.
- Save receipts for all purchases made after the storm.
- Walk around with your insurance adjuster to make sure they note all damages.

### 5. REBUILD WITH A DISASTER RELIEF LOAN.

- The FHA 203(h) Disaster Relief Program is available to homeowners and renters whose homes were severely damaged in a presidentially-declared major disaster area (PDMDA).\*
- This flexible loan program allows the borrower to buy another home with a minimum 600 FICO credit score and no down payment required.
- FHA 203(h) has relaxed requirements for documentation if those items were lost during the disaster.
- Mortgage payments for the damaged residence may be excluded from the borrower's liabilities if they have a forbearance plan in place with their mortgage servicer and have proof of insurance coverage sufficient to cover the mortgage balance.
- FHA 203(h) is available only for single-family primary residences.

*\*Borrower must provide evidence that their previous residence was located in a PDMDA and was destroyed, requiring replacement.*

CORNERSTONE HOME LENDING STANDS WITH HURRICANE SURVIVORS

**Please don't hesitate to contact your loan officer in times of crisis, to find out about forbearance, or to ask for help. We're only a phone call or an email away.**