

Mortgage, HOA & Property Tax Arrears Assistance Program Policy

Program Overview

Financial assistance for homeowners with past-due mortgage payments, HOA fees, or property tax payments.

What's Covered

- Past-due mortgage payments
 - Past-due HOA (homeowners association) fees
 - Past-due property tax payments
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Eligibility Requirements

You must meet **ALL** of the following:

- Current resident of Monmouth County
 - Live at the property you're seeking assistance for
 - Household income less than 200% of the Federal Poverty Guidelines
 - Your name is on the mortgage, HOA agreement, or property tax bill
 - Able to provide current mortgage/HOA/property tax statement
 - Able to provide all requested documentation by the due date
 - Able to demonstrate a financial hardship
 - Able to demonstrate budgetary sustainability to our financial counselor
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Who Is NOT Eligible

You cannot receive assistance if:

- You are currently in foreclosure ([consider our Foreclosure Prevention Counseling instead](#))
 - Your household does not have a source of income
 - You've received AHA assistance within the last 2 years (24 months)
 - You owe more than \$6,000, unless you provide verified funding for the difference
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Award Amount

Maximum: \$6,000 per household every 2 years

If you owe more than \$6,000:

- You must secure verified funding from another source to cover the difference
- You must provide proof of this funding before approval

Example: Owe \$8,000 total → AHA pays \$6,000 + You provide verified funding for \$2,000

Frequency Restrictions

- Assistance available once every 2 years (24 months)
 - Even if you receive less than the maximum, you cannot reapply within 2 years
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Required Documents

Identification (All Household Members)

- Social Security Card for everyone
- Photo ID for adults 18+ (current address, not expired)
- Birth Certificate for children under 18

Income (All Adults 18+)

- Proof of income for the 3 months before application [See details HERE](#)
- OR signed Affidavit of No Income [Get form HERE](#)

Property Documents

- Current mortgage statement (in your name)
- OR current HOA statement showing arrears (in your name)
- OR current property tax statement showing arrears (in your name)
- Documentation showing the amount of arrears owed
- Proof of homeownership (deed or mortgage documents)

Additional Documents

- Section 8 or rental subsidy letter (or notify us if you don't have one)
- Current SNAP or benefits documents (or notify us if you don't receive benefits)
- Proof of verified funding if you owe more than \$6,000
- 2 Months of Bank Statements
- [Counseling Intake Form \(3 pages\) — HERE](#)
 - **Must include credit check authorization or you will be automatically disqualified**

Required Financial Counseling

You must complete both:

1. **One-on-one Financial Counseling Session**
 - Budget review for sustainability (required for eligibility)
 - Credit report review
 - Personalized action plan
 2. **Financial Workshop**
 - Budget creation
 - Financial planning strategies
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Application Process

1. Complete prescreen
 2. Submit application with all required documents by due date
 3. Financial hardship and income verification review
 4. If arrears exceed \$6,000, secure and provide proof of verified funding
 5. Complete financial counseling and demonstrate budgetary sustainability
 6. File presented for approval
 7. If approved, payment will be issued via Check
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Alternative Programs

In foreclosure? Ask about our **Foreclosure Prevention Counseling** program

Need other assistance? Contact us to discuss available programs 732-389-2958 x0

Questions?

Contact us at Capdocs@housingall.org

732-389-2958 x1

Program Goal: NON-Emergency assistance to help you keep your home while building long-term financial stability. False or misleading information will result in automatic application denial.