



Programs-at-a-Glance



General Eligibility Criteria	<ul style="list-style-type: none"> Homeowner must be a “responsible borrower” facing delinquency or foreclosure due to circumstances beyond his/her control Homeowner must have a Qualifying Hardship (see below) First mortgage must be fixed term and fully amortizing, and the original loan amount must be less than or equal to \$729,750 Property must be an owner-occupied primary residence located in South Carolina Homeowner(s) cannot be in active bankruptcy 		
Monthly Payment Assistance		Direct Loan “Catch-Up” Assistance	Disposition Assistance
Program Overview	<ul style="list-style-type: none"> Provides a one-time payment to bring first mortgage current (up to \$25,000) Makes monthly first-mortgage monthly payment for up to 24 months Maximum Assistance amount is \$36,000 (subject to SC HELP Assistance Limit) 	<ul style="list-style-type: none"> Provides a one-time payment to bring homeowners current on their first mortgage Maximum Assistance amount is \$36,000 (\$25,000 if combined with Monthly Payment Assistance) 	<ul style="list-style-type: none"> Provides a one-time payment directly to homeowners whose mortgage cannot be salvage to help with moving and related expenses Maximum Assistance amount is \$5,000 (subject to SC HELP Assistance Limit)
Qualifying Hardships	<ul style="list-style-type: none"> Involuntary unemployment (must be eligible for Unemployment Insurance Benefits) Underemployed with a minimum 20% reduction in household income Self-employed with a minimum 20% reduction in Gross Receipts/Sales 	<ul style="list-style-type: none"> Involuntary unemployment (must be eligible for Unemployment Insurance Benefits) Involuntary temporary loss or reduction of income Death of a spouse Catastrophic medical expenses Divorce 	<ul style="list-style-type: none"> Delinquency event must be ongoing with little or no expectation of recovery Homeowner must apply for assistance PRIOR to completion of short-sale or deed-in-lieu of foreclosure Homeowner must complete a short sale or deed-in-lieu of foreclosure; completed foreclosures are ineligible
Eligibility Criteria	<ul style="list-style-type: none"> Current first mortgage monthly payment must exceed an affordable level Additional eligibility criteria will apply 	<ul style="list-style-type: none"> Current first mortgage monthly payment must meet affordability guidelines Additional eligibility criteria will apply 	<ul style="list-style-type: none"> Homeowners receiving funds through other similar Federal programs (such as HAFA) are ineligible Additional eligibility criteria will apply
How to Apply			
<p>Homeowners may call South Carolina Legal Services: 1 888 257 1988 Or 855 HELP 4 SC Homeowners may also submit an application at www.SCHELP.gov</p>			

Homeowners may qualify for more than one SC HELP program; maximum assistance limit for all programs combined is \$36,000 per household. Homeowners need not be behind in payments to apply. There is **NO FEE** required at any point during the SC HELP process.



SC HELP Overview



About SC HELP

In 2010, the U.S. Department of the Treasury - in partnership with the SC State Housing Finance and Development Authority - made more than \$295 million available to help eligible South Carolina homeowners avoid first-mortgage delinquency and foreclosure. The funds were awarded under the federal Hardest Hit Fund program, and are available through SC HELP to qualified homeowners in all 46 South Carolina counties.

SC HELP Programs

Monthly Mortgage Payment Assistance

This program provides funds to make monthly first-mortgage payments while the qualified homeowner seeks additional income and a return to self-sustainability. Eligible homeowners already behind in payments may also qualify for Direct Loan (“catch-up”) assistance.

Direct Loan “Catch-Up” Assistance

This program provides funding to reinstate a homeowner’s first mortgage and end late-fees and penalties. It is intended to assist homeowners who fell behind on payments during a period of hardship, but have recovered and are now self-sustainable.

Monthly Mortgage Payment Assistance and **Direct Loan “Catch-up” Assistance** are made as loans against the property.

These loans carry no interest or payments, and will be forgiven at a rate of 20% per year while the homeowner retains ownership and lives in the home.

Property Disposition Assistance

If the mortgage cannot be salvaged, this one-time payment of \$5,000 paid directly to the homeowner can help with expenses to transition from homeownership to rental housing. Homeowner must negotiate and complete a short sale or deed-in-lieu of foreclosure.

See **SC HELP Programs-at-a-Glance** for more information regarding terms and eligibility criteria for all SC HELP programs.

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