

California Association of Realtors

Housing Affordability Fund: Mortgage Protection Program

On Thursday, April 2, 2009 the Housing Affordability Fund has launched a new program designed to provide peace of mind to first-time buyers who are hesitant to enter the housing market due to concerns about potential job loss, and subsequently being unable to meet their monthly mortgage obligations.

The **Mortgage Protection Program** offered by the California Association of REALTORS® Housing Affordability Fund provides a combination of involuntary unemployment, accidental disability and accidental death insurance protection for qualified first-time home buyers. Before involuntary unemployment insurance can be utilized, there is an initial “vesting period” of six (6) months and a four (4) month "actively at work" requirement. These periods can run concurrently, so you must be enrolled for at least six (6) months and also be working for at least 4 consecutive months immediately prior to the date your involuntary unemployment begins before you can have an unemployment event qualify for a claim. Additionally, there is a one (1) month “waiting period” before benefits would be paid. The vesting period is the amount of time you would have to wait before becoming eligible for any benefit and the waiting period is the amount of time after you become unemployed before payments can start. If you become unemployed anytime before the initial vesting period is over, you will not be eligible to file a claim, and you will have to return to work for at least 4 consecutive months before eligibility begins. The unemployment claims procedure requires documentation of registration with California’s unemployment office which will verify the date of your unemployment.

➤ **To qualify for the Mortgage Protection Program,**

Applicants must:

- Be a first-time home buyer – someone who has not owned a home in the last three years.
 - Open escrow April 2, 2009, or later, and close on or before Dec. 31, 2009
 - Use a California REALTOR® in the transaction
 - Purchase the property in California
 - Be a W-2 employee **(cannot be self-employed)**
- **The application for this insurance program will be on Winforms within ten days.**

For More information go to the website : www.carhaf.org