

WHO WOULD QUALIFY

Loan Modification: For homeowners who are having trouble making mortgage payments because their interest rate has increased or their income has decreased. **						
QUALIFY	Have payments of more than 31% of pretax monthly income and can prove hardship.	Occupy a single-family home.	Can prove the home is primary residence.	Have an unpaid principal balance of \$729,750 or less. [†]	Have a mortgage originated on or before Jan. 1, 2009.	Makes all modified plan payments over a trial period of three months or more.
DON'T QUALIFY	Aren't about to default.	Are an investor with a home that isn't owner-occupied.	Have a home that is vacant or condemned.	Have an unpaid principal balance of more than \$729,750. [†]	Have a mortgage packaged into securities whose rules explicitly forbid modification.	Have loan services who can't be reached or are unwilling to consider modification.
Loan Refinancing: For borrowers who aren't able to refinance, perhaps due to a decrease in the value of their home.						
QUALIFY	Have loans owned or guaranteed by Fannie Mae or Freddie Mac.	Are current on mortgage payments.	Can prove the ability to afford the new mortgage debt.	Mortgage balance of no more than 105% of current estimated home value.	** Missed payments or current bankruptcy proceedings may not disqualify a borrower.	
DON'T QUALIFY	Have loans owned or guaranteed by a company other than Fannie Mae or Freddie Mac	Have been more than 30 days late on a payment in the past 12 months.	Can't afford the new mortgage debt.	Home value has fallen so far that loan is more than 105% of the home's worth.	† For a first lien on a one-unit home.	

Source: Treasury Department