REV: 10/22/2014
This policy supersedes all previous policies regarding Financial Hardship Extensions under Public Act 123 of 1999, MCL 211.78h.

Calhoun County Treasurer's Office
Christine Schauer, Treasurer
POLICY Financial Hardship

Financial Hardship Extensions are designed to delay foreclosure deadlines up to one year for homeowners who are actively working to catch up their delinquent real property taxes. To be considered for a financial hardship extension, you must hold title, reside at the property and demonstrate a financial hardship.

The County Treasurer will NOT consider properties that are dangerous buildings, condemned or vacant/boarded. In addition, the property cannot have outstanding code violations or any recorded income tax liens. The County Treasurer will NOT delay foreclosure on a previous extension year.

APPLICANT CONDITIONS:

1. Hold title to the property, or be a legal guardian, conservator or have power of attorney over the owner/resident or represent the estate of the title holder, if deceased;
2. Occupy the property as a primary residence;
3. Be at or below the Calhoun County Treasurer's income guidelines,
4. Complete the Financial Hardship Extension Application;
5. Provide proof of income;
6. Present a plan for payment. Plans may include one or more of the following:
    a. Automatic deduction plan with the Treasurer
    b. Assistance from a local help agency
    c. Recent history of making regular payments & plan to continue
    d. Sale or refinancing of the property

The Treasurer will assist delinquent taxpayers to develop a payment plan as part of the application process. The applicant must be able to show that if granted relief from foreclosure, he or she will be able to pay their delinquent taxes within 12 months of the waiver.

Applicants will have the opportunity to disclose other conditions that may affect their ability to pay taxes. These may include, but are not limited to the following **involuntary hardships:**

- Unemployment or Underemployment
- Illness or Out of Pocket Medical Expense
- One-Time Critical Expense
- Death & Burial
- Divorce
- Natural Disaster

Applicants whose income exceeds these guidelines will only be eligible for a deferral if their household has suffered substantial financial hardship due to an unavoidable increase in expenses or an involuntary reduction of income. The granting of a financial hardship extension only extends the time to pay the delinquent amount due. Monthly interest, fees and/or penalties will continue to accrue during the extension period, increasing the overall tax liability. Postponement of foreclosure will not affect the County Treasurer's right to sell the property at a later foreclosure sale. Any ruling made by the Judge at the Judicial Foreclosure Hearing will null & void any extension granted by the County Treasurer.

Adopted By: Christine Schauer
Christine Schauer, County Treasurer