

If you are a low income homeowner/occupant

Now is the time to apply for your

Property Tax Exemption!

For 2015 taxes

State law requires each community to have a property tax exemption program for homeowners who are at or below the poverty level. Some communities allow for exemption for homeowners with higher incomes. If granted this exemption, then all or a portion of your 2015 taxes can be eliminated. This does not solve any immediate problem with past due taxes but it can prevent you from falling further behind.

To apply in Detroit go to the City Assessor's office, **ROOM 804 of the Coleman A. Young Building** (2 Woodward) and ask for an application. Every community is required to have a program but the application process and timeline will vary.

DEADLINES IN SOME COMMUNITIES ARE EARLY IN THE YEAR. DON'T WAIT, TAKE ADVANTAGE OF THIS TAX BREAK!

NEED FREE LEGAL HELP? MAKE SURE YOU KNOW YOUR OPTIONS!

If you are a low income occupant of property in tax foreclosure then the TAX FORECLOSURE PREVENTION PROJECT of the United Community Housing Coalition and Michigan Legal Services may be able to help you.

What can we help you do?

You may qualify for **distressed/owner occupant extension, a stipulate payment agreement, or a longer term payment agreement under the new tax cap law** to obtain more time to pay your taxes. WE CAN HELP YOU PREPARE YOUR APPLICATION or perhaps obtain documents necessary to prepare your application. We can also help you make the right choice.

If you do not have the deed then your options may be limited. If the home was owed by a deceased relative then **you may need help filing a probate case** or if you just never received your deed **you may need help with a quiet title case to obtain the deed.** There may also be other legal problems with the home with a mortgage or other issues that you need legal help to resolve. If you are a tenant then your issues will be drastically different from that of a homeowner.

You may also qualify for assistance from the state to help you pay your taxes or you may qualify for a full or partial exemption. If you are a veteran you may qualify for special help to pay your taxes. Or, you may simply just need to know what **YOUR SPECIFIC OPTIONS ARE.** **Some owner occupants in 2015 may qualify for the Step Forward Program to get help paying their property taxes and they should apply NOW! Many will qualify under the new tax cap law for a reduction in their total taxes owed.**

Each case is different, so get help today to know your rights and what is available to help YOU.

Free services are available on a walk in basis Monday, Wednesday and Friday mornings from 9 a.m. to noon. Counseling ends at noon so come early.

PAYMENT AGREEMENT OPTIONS TO SAVE YOUR HOME

For many low income owner/occupants there are three programs to provide time for you to pay and to remove your home from foreclosure. They are the distressed owner/occupant extension (DOOE), stipulated payment agreement (SPA) and the interest reduction stipulated payment agreement (IRSPA).

There are similarities in the three options:

First, all options require you to pay your taxes and, ultimately, the only way you will save your home from tax foreclosure is to pay your taxes.

Second, if you will be able to pay all of your 2012 and prior taxes at some point it is ALWAYS best to pay as much as you can as soon as you can. Interest is added monthly on your balance.

Third, if you fail to pay your taxes you will either not be eligible for that option next year or you will be in default of your agreement and subject to your home being taken this year.

Fourth, you should receive written confirmation from the County Treasurer for any option.

There are also some significant differences:

The Distressed Owner/occupant Extension, if filed timely, does not require a payment being made up front or any payments being made before December. Payment is due in full in December, but if you are able to pay your 2012 taxes in full then you should do so as soon as possible. However, once the extension is granted then your home is out of foreclosure for this year and will not be sold at the fall auctions. To qualify you must own and occupy the home and be low income. Generally you must also only owe taxes back to 2012.

The stipulated payment agreement will require you to make a payment up front and then periodic payments. If you miss a payment then your home could be offered for auction. Every year, many homeowners miss making a payment or two and they lose their home. IF YOU AGREE TO A SPA THEN YOU MUST MAKE YOUR PAYMENTS.

The interest reduction stipulated payment agreement (IRSPA) allows for a longer term payment plan, a reduction in interest and a potential cap of your total tax arrears (capped at ½ of your SEV) if you make all payments. This plan could be combined with a DOOE.

Free counseling assistance is available, for eligible households, Monday, Wednesday and Friday from 9 a.m. to noon, (COUNSELING ENDS AT NOON, COME EARLY) from:

United Community Housing Coalition/Michigan Legal Services

Tax Foreclosure Prevention Project

220 Bagley, Suites 224 and 900

Detroit, MI. 48226

(313) 964-4130 MLS, (313) 963-3310 UCHC

(313) 964-1192 Fax

Tax Foreclosure Hotline number (313) 405-7726

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