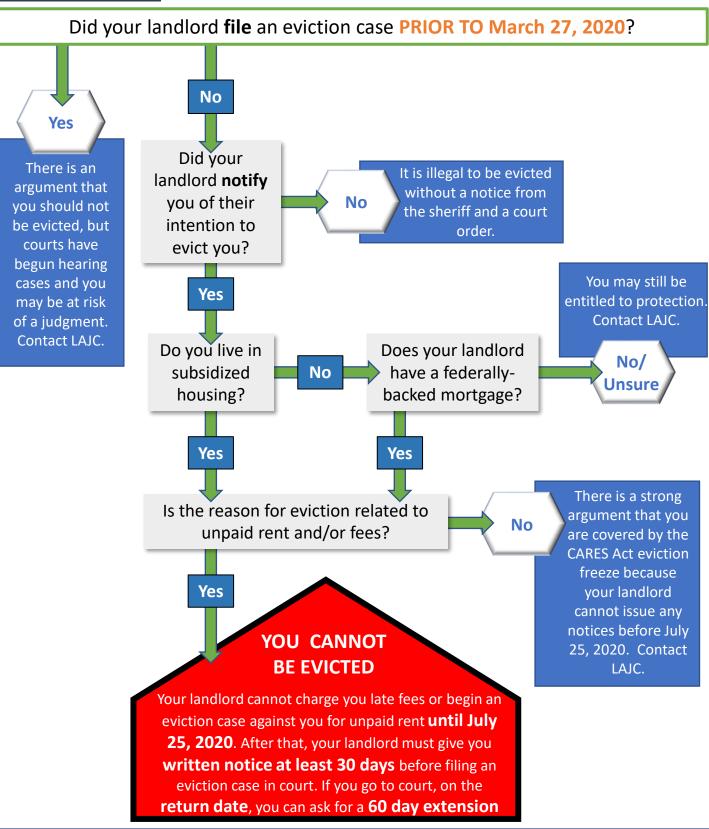


Can I be evicted during Covid-19?



For more information, contact the Legal Aid Justice Center at:

434-977-0553; justice4all.org

For free legal help call 1-866-LEGL-AID or call the Eviction Legal Helpline at 1-833-NOEVICT



What kind of housing is covered by the eviction freeze?

Private, federally-backed mortgages

- HUD (including FHA) mortgage
- USDA mortgage
- VA (Veteran Affairs) mortgage
- Fannie Mae or Freddie Mac mortgage

Subsidized housing

- Section 8 and Rural Development" Housing vouchers
- Section 8 project-based housing
- HUD-subsidized senior housing and other HUD subsidized housing
- USDA-subsidized housing
- · Tax Credit or LIHTC housing

To determine what kind of mortgage your landlord has or if your property is covered, you can:

- 1) Ask your landlord
- 2) Call 1-800-2FANNIE (1-800-232-6643) OR use the Fannie Mae web-based look up tool to search for your property

https://www.knowyouroptions.com/rentersres ourcefinder Call 1-800-FREDDIE (1-800-373-3343) Or use

the Freddie Mac web-based look up tool to

https://myhome.freddiemac.com/renting/look

search for your property

- up.html
 Download and search the HUD tool from https://www.hud.gov/program_offices/housing/comp/rpts/mfh/mf f47
- 5) Call Legal Aid Justice Center at 434-977-0553

Important Information

August 25, 2020 is the earliest your landlord can file an eviction for non-payment if they have
mortgages with, or subsidized by, the federal government. Your landlord must send a 30-day
notice on or after July 25, 2020, wait those 30 days, and THEN file an eviction in court. Even
for reasons other than nonpayment, you may have more rights to stay in your home.

3)

- In Virginia, an emergency law protects tenants impacted by COVID-19. If you are served with an eviction lawsuit or "summons for unlawful detainer," you can ask the judge to postpone for 60 days. You must go to your first hearing, written on the summons, and bring written proof that you lost your income during COVID-19.
- If you receive something from your landlord or the Court, call the Legal Aid Justice Center at 434-977-0553 for advice.
- If you live in public or subsidized housing, and your income changes (because you lose your job or have a reduction in hours), call your housing provider **RIGHT AWAY** to ask for a rent decrease.
- It is illegal for your landlord to evict you without a court order and sheriff's notice. If your landlord attempts to force you out by cutting off electricity, heat, or water or by changing the locks, you can call the police for help or you can file a Tenant's Petition for Relief from Unlawful Exclusion with the court.