



Rebuilding or Replacing Your Home After a Major Disaster

If you are the victim of a disaster and live in a Presidentially-Declared Major Disaster Area (PDMDA), the Federal Housing Administration (FHA) offers mortgage insurance programs that can assist you in rebuilding or relocating to a new home. FHA's Section 203(h) Mortgage Insurance for Disaster Victims program can be used to buy a new home or reconstruct one severely damaged in a disaster. In addition, FHA's 203(k) Rehabilitation Mortgage Insurance Program can be used to finance the rehabilitation of your home that was damaged in the disaster.

Eligibility

Whether you owned or rented, if your previous residence in a PDMDA was destroyed, or damaged to the extent that reconstruction or replacement is necessary, you may be eligible for a 203(h) loan. The property you purchase or reconstruct must be a single-family dwelling or a unit in an FHA-approved condominium project and it must be your primary residence.

You must apply for a mortgage using an FHA-approved lender within 12 months of the President's declaration of the disaster. The Federal Emergency Management Agency (FEMA) provides listings of specific counties and cities affected by disasters and the corresponding declaration dates, which may be found at <https://www.fema.gov/disaster>.

Benefits

Benefits of purchasing your replacement home using the 203(h) loan include:

- The ability to borrow up to 100 percent of the property's value (no down payment required).
- Renters of residences in a PDMDA are also eligible to use 203(h) mortgages to purchase homes.
- The ability to purchase a new home anywhere in the United States. The replacement home does not have to be in a PDMDA.

Using the 203(h) Loan in Conjunction with the 203(k) Program

The 203(h) loan can be combined with the 203(k) Program. The 203(k) Program has options for repair and remodeling of minor or non-structural items such as plumbing, heating, AC, electrical systems, roofing, or installing new appliances or smoke detectors, as well as extensive renovations including structural changes or additions.



The cost of rehabilitation may be included in your mortgage, if approved. This could include mortgage payment reserves to cover up to six months of payments during rehabilitation when the property cannot be occupied.



A damaged property is eligible, regardless of its age. The damaged residence must be an existing property and only needs to have been completed and ready for occupancy before to the disaster.

Resources

Register with FEMA

If you are a victim in a PDMDA, register with FEMA to obtain assistance, at [FEMA.gov](https://www.fema.gov), or call toll-free at (800) 621-3362.

Contact your Mortgage Servicer

The company you pay your monthly mortgage to is your mortgage servicer. Call them immediately if you can't pay your existing mortgage because of the disaster! FHA-approved options for disaster victims are available.

Get Housing Counseling

You are also encouraged to contact a HUD-approved housing counseling agency for assistance with disaster-related issues. Call toll-free at (800) 569-4287, or visit <https://www.hud.gov/findacounselor>

Additional Program Information

FHA's 203(h) Program, visit: https://www.hud.gov/program_offices/housing/sfh/ins/203h-dft.

FHA's 203(k) Program, visit: https://hud.gov/program_offices/housing/sfh/203k/203k-df.

The FHA Resource Center is available to assist with any questions on FHA programs.

FHA RESOURCE CENTER

Online FAQ: www.hud.gov/answers

Email: answers@hud.gov

Phone: (800) CALL FHA (225-5342)

The FHA Resource Center is prepared to accept calls from persons who are deaf or hard of hearing, as well as individuals with speech or communication disabilities. Information on how to make an accessible phone call is available at

<https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.