



## CLARE COUNTY TREASURER'S OFFICE JENNY BEEMER-FRITZINGER, TREASURER

### FINANCIAL HARDSHIP POLICY ONE-YEAR EXTENSION FROM FORECLOSURE FOR 2014 TAXES

The Clare County Treasurer's objective is to assist delinquent taxpayers in attaining their Real Property Tax obligation to avoid foreclosure on any parcel the property owner wants to maintain and ultimately break the cycle of delinquent tax status.

Hardship Extensions are designed to delay foreclosure deadlines by one year **for owners who are actively working** to catch up their delinquent property taxes. Hardship Extensions are primarily granted to **homeowners** but occasionally may be granted for small, family-owned businesses or commercial property that is the primary source of the property owner's income. Consideration for a hardship extension can only be granted for no more than two (2) consecutive years. The person requesting an extension must:

1. Hold title to the property or represent the estate if the owner is deceased.
2. Claim the property as Principal Residence.
3. Complete the attached Application.
4. Provide proof of income, unemployment, or financial hardship.
5. Provide information to us about assets you may have OTHER THAN: (1) Assets in retirement programs recognized as tax exempt by the IRS, (2) Your personal, occupied residence, (3) Your vehicle, tools, or other equipment needed for work.
6. Present a plan for payment of taxes due. Plans can include assistance for help from a local agency, a history of regular partial payments, or the sale or refinancing of the property.

The Treasurer will assist delinquent taxpayers to develop a payment plan as part of the application process. We can also refer you to expert budget counseling.

Unless extenuating circumstances exist, the applicant must be able to prove that he or she meets the most recent Poverty Guidelines as issued by the Federal Department of Health and Human Services. To prove the aforementioned, the applicant must either include with the Financial Hardship application or have available at the hearing, the following information:

- ✓ Most recent State and Federal tax returns
- ✓ Verification of income for all members of the household, including but not limited to:
  - Social Security Statement
  - Land contract, leases
  - State assistance statements
  - Pay stubs
- ✓ Documentation of application to local unit for exemption and their determination
- ✓ Provide details of all attempts for assistance or borrowing and the result of this effort
- ✓ Documentation verifying major or unusual out-of-pocket expenses
- ✓ Financial Statement of Condition (Balance Sheet—assets owned, expenses owed)

## 2017 Poverty Guidelines:

<b>Persons in Family/Household</b>	<b>Poverty Guideline</b>
1	\$11,880
2	\$16,020
3	\$20,160
4	\$24,300
5	\$28,440
6	\$32,580
7	\$36,730
8	\$40,890
For families/households with more than 8 persons add \$4,160 for each additional person	

However, the Clare County Treasurer will consider extenuating circumstances that may create financial hardship even if your income is higher than the federal standards. We are willing to discuss your individual situation with you as part of the application process.

Granting of financial hardship status only extends the time to pay the delinquent tax amount due. Interest at 1½% and any additional expenses continue to accrue on the parcel, increasing the tax liability. The applicant must be able to show that if granted relief from foreclosure, he or she will be able to pay the delinquent tax within the time frame granted.

Hardship determination at the Show Cause Hearing will be at the sole and absolute discretion of the County Treasurer.