Mortgage & Structured Finance

This page is designed to gather in one place the Lowenstein Mortgage & Structured Finance practice thought leadership regarding the impact of Coronavirus/COVID-19 on the structured finance and secondary market loan trading industries. This page will focus on the Coronavirus Aid, Relief, and Economic Security Act (the "CARES Act"). We will continue to update this page with useful content as quickly as possible.

Our initial assessment of the impact on the CARES Act can be found **here** and Lowenstein's full coverage of Covid-19 matters can be found **here**.

In summary, by loan type:

- **Mortgage Loans** Single family borrowers with agency loans will be entitled to substantial loan forbearance, without the provision of any supporting documentation beyond an attestation of need. Multifamily borrowers with agency loans will also be provided relief under the CARES Act.Mortgage servicers of single family homes are searching for sources of liquidity to fund advances of the forborne amounts. Absent substantial liquidity from the federal government, it is hard to envision a scenario where these servicers can fulfill such advances obligations.Borrowers may also be entitled to temporary relief from foreclosure.
- **Business Loans** The CARES Act creates the Paycheck Protection Program, administered by the U.S. Small Business Administration. Information regarding the program can be found **here**.Paycheck Protection Program loan borrowers will be entitled to loan forbearance and substantial loan forgiveness.
- **Student Loans** Federal student loan borrowers will have payments suspended and accrued interest waived.Borrowers may also be entitled to temporary relief from collection activities.