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chfa
homeowner
newsletter

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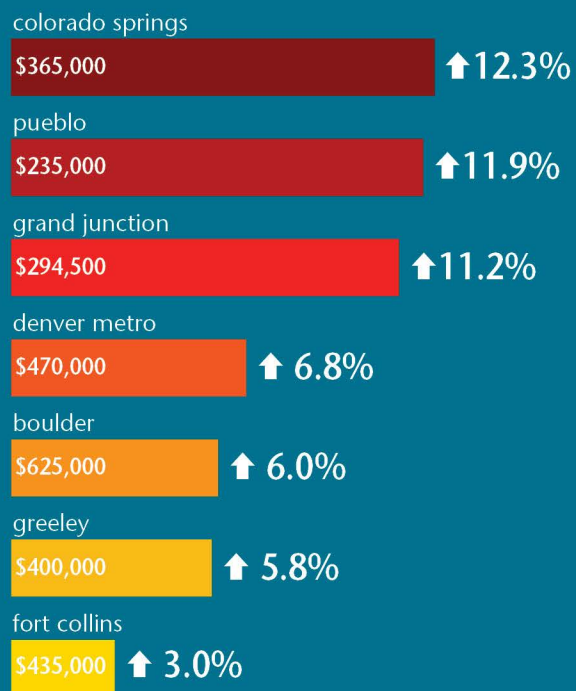
market watch:

2020 Home Sales

Though the pandemic has hurt many aspects of the economy, Colorado home prices have remained high and increased in many areas of the state. Statewide, Colorado's median home price was \$430,000 in September 2020, a 7.5 percent jump from 2019.

Home Sales Near You

The chart below shows median sales prices for single family homes in September 2020 and how much they've increased since September 2019.



Sources:
Colorado Association of REALTORS® and
Denver Metro Association of REALTORS®

↑↓ change over past year



smart holiday shopping

The holidays may look different this year, but gift exchange is a tradition many consumers will continue to uphold. According to the National Retail Federation's (NRF) 2020 Holiday Survey, 60 percent of respondents said they plan to make their purchases online. As online shopping has become more popular over the years and especially during the pandemic, be sure to follow guidelines for safe transactions, as issues and fraud tend to be more prevalent during the holidays.

Five Tips for Safe Online Shopping

- 1. Update your device.** Make sure your security and software are current. It's easier for hackers to compromise old systems.
- 2. Trust your retailers.** Only buy from online stores you trust, no matter how tempting a deal may be. If you buy from a retailer that's new to you, do thorough research to ensure its legitimacy and trustworthiness.
- 3. Boost your security.** The busy online shopping season is a good time to update and strengthen passwords. Also, consider enabling two-factor authentication when available.
- 4. Look out for phishing.** Fake emails with malicious links (known as phishing emails) are common, especially around the holidays. Examine emails carefully and verify their authenticity before clicking on any links.

Use a credit card. If you can use a credit card for online purchases, you may have more protections than if using other payment methods. Plus, if the card is breached, the financial impact may be easier to overcome than if money is stolen directly from your bank account.

While the internet may be the top destination for holiday shopping, the top gift people want to receive is a gift card,

according to the NRF. Whether you're giving or receiving gift cards this season, follow these tips from the U.S. Federal Trade Commission. Visit [ftc.gov](https://www.ftc.gov) for more information.

FTC's Gift Card Guidance

- **Buy gift cards from sources you know and trust.** Avoid buying gift cards from online auction sites, because the cards may be counterfeit or stolen.
- **Inspect a gift card before you buy it.** Check that none of the protective stickers have been removed. Make sure that the codes on the back of the card haven't been scratched off to show the PIN number. Report any damaged cards to the store selling the cards.
- **Keep the receipt with the gift card.** Whether you're giving or getting, try to keep the original purchase receipt, or the card's ID number, with the gift card.
- **Read the terms and conditions of the gift card.** Is there an expiration date? Are there fees to use the card, or for shipping and handling? Will fees be taken out every time you use the card, or after it sits unused for some period of time?
- **Use the card as soon as you can.** It's not unusual to misplace gift cards or forget you have them. Using them early will help you get the full value.
- **Treat gift cards like cash.** If your card is lost or stolen, report it to the card's issuer immediately. You might not get back the money left on the card – or you might get some, perhaps for a fee. You might need to show the receipt and the ID number on the card. Most issuers have toll-free telephone numbers you can call to report a lost or stolen card – find it on the card or online.

in the community:

CHFA Raises \$75,000 to Support Veterans

CHFA was pleased to raise \$75,000 to support Mt. Carmel Veterans Service Center. In lieu of its annual David W. Herlinger Golf Tournament, CHFA held a virtual donation drive, "Drive It Home for Mt. Carmel," to raise funds and received contributions from 39 donors.

Mt. Carmel Veterans Service Center provides wraparound services and resources for military, veterans, and their families, including employment and transition services, behavioral health counseling, and wellness programs.

Visit chfainfo.com/golf for more information about Drive It Home for Mt. Carmel.

drive it home for mt. carmel

2020 Virtual Donation Drive



heads up:

Year-end Statements

Your 2020 CHFA Tax Statement (IRS Form 1098) will be mailed by the end of January 2021. It is for your records only. If you have any questions after receiving the Form 1098, please contact CHFA Loan Servicing at 1.855.587.8655. However, if you have any tax-related questions, or questions regarding the filing implications of this and other tax statements, please consult a professional tax advisor.

helpful resource:

Colorado Housing Connects

Colorado Housing Connects is a housing helpline for renters, buyers, owners, and landlords. For homeowners, get information on avoiding foreclosure, home repair, refinancing, and more. Call 1.844.926.6632 or visit coloradohousingconnects.org.

dates to remember:

First of the Month

CHFA mortgage payments are due by the first of each month and late fees may be assessed if a payment is received after the 16th of the month. Save a stamp and sign up for ACH payments. Visit chfainfo.com/payment-options.



experiencing hardship?

Due to the pandemic that has affected many Coloradans this year, or another unexpected circumstance, some homeowners may experience financial challenges that could affect their ability to make their mortgage payment. If you are facing hardship, CHFA is here to help. Contact CHFA Loan Servicing at 855.587.8655 as early as possible if you think you might have difficulty making your mortgage payment.

Finding The Right Option For You

CHFA Loan Servicing will help you determine what options might best fit your needs, depending on your unique circumstances. If you apply for hardship assistance, your mortgage loan may be placed in temporary forbearance for an initial 90-day period and we will discuss your repayment

options. There are various repayment options available to CHFA homeowners. CHFA Loan Servicing will provide information to help you choose which option may work best for you.

Applying For Hardship Assistance

If you are ready to apply for hardship assistance, you may do so online at loansolutioncenter.com. If you wish to speak to someone directly about your options, contact CHFA Loan Servicing's Loss Mitigation team at 866.397.5370.

Please note: Information regarding hardship assistance related to COVID-19 is subject to change at any time. The information in this article is current and accurate as of its publication date. Please visit chfainfo.com/covid-19 regularly for updates.

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