

**IN THE COURT OF COMMON PLEAS OF LANCASTER COUNTY, PENNSYLVANIA
CIVIL ACTION**

[CAPTION]

**CERTIFICATION REGARDING ELIGIBILITY OF RESIDENTIAL FORECLOSED PREMISES
and NOTICE OF RESIDENTIAL MORTGAGE FORECLOSURE DIVERSION PROGRAM**

CERTIFICATION

Pursuant to the Administrative Order dated June 1, 2021, establishing the Residential Mortgage Foreclosure Diversion Program, A.D. No. 27-2021, and all related Orders entered thereafter, I hereby certify that:

1. This residential foreclosure action was commenced on _____.
2. The subject property is known and numbered as _____.
3. Had this action been commenced on or after July 30, 2021, the effective date of the Administrative Order, the subject property would have been eligible for the Foreclosure Diversion Program as the property satisfies the following requirements:
 - a. an owner-occupied residential property with four residential units or less;
 - b. the primary residence of the defendant;
 - c. a remaining mortgage balance of \$400,000 or less; and
 - d. not the subject of bankruptcy, divorce or estate proceedings.
4. This Certification and Notice is being served upon the defendant along with the
[] Important Notice (the ten-day notice required by Pa.R.C.P. No. 237.1(a)(2))
[] Motion for Summary Judgment or Motion for Judgment on the Pleadings

NOTICE

Defendant Homeowner may seek participation in the Foreclosure Diversion Program by filing with the Court an "Application for Entry," attached hereto, requesting placement in the Program and a stay of proceedings. If your application is granted by the Court,

- **Legal proceedings will be paused**
- **You will receive a Court Order outlining the Program requirements and what you must do to save your home**
- **You will be put in touch with a housing counselor who will help you FREE OF CHARGE prepare a proposal to send to your mortgage company to try to save your home**
- **You MUST attend the Conciliation Conference as scheduled in the Order you receive**

If you do not appear, your house could be lost to foreclosure

For Additional Information about the Residential Mortgage Foreclosure Diversion Program go to
<http://court.co.lancaster.pa.us/> or call 717-209-3290 or email consumerdebtdiversionprograms@co.lancaster.pa.us

The undersigned verifies that the statements made herein are true and correct. I understand that false statements are made subject to the penalties of 18 Pa.C.S.A. § 4904 relating to unsworn falsification to authorities.

Date: _____
Signature of Plaintiff/Counsel _____
Address of Plaintiff/Counsel _____
Tel. No. of Plaintiff/Counsel _____

encl. Application for Entry