

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

[CAPTION]

**RESIDENTIAL MORTGAGE FORECLOSURE DIVERSION PROGRAM
CERTIFICATION COVER SHEET**

STATUS OF RESIDENTIAL FORECLOSED PREMISES

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. The property is known and numbered as _____
2. The property is: ____ eligible for the Program OR ____ ineligible for the Program: (check appropriate boxes)
 - a. ____ an owner-occupied residential property
 - b. ____ property has four units or less
 - c. ____ the primary residence of the defendant
 - d. ____ has a remaining mortgage balance of \$400,000 or less
 - e. ____ not the subject of bankruptcy, divorce, or estate proceedings
3. If Program eligible, the name, address, and telephone number of a representative of the lending institution with authority to bind the plaintiff to a stipulation: _____

4. This Certification Cover Sheet and the applicable Urgent Notice are being served upon the defendant homeowner along with the complaint in mortgage foreclosure.

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 _____

DEFENDANT MAY CHALLENGE THIS CERTIFICATION IF DEFENDANT BELIEVES THE PROPERTY IS ELIGIBLE FOR THE DIVERSION PROGRAM BY FILING WITH THE COURT AN “OBJECTION TO PLAINTIFF’S CERTIFICATION AND REQUEST FOR STAY” FOUND ON THE COURT’S WEBSITE AT <https://court.co.lancaster.pa.us/> OR BY CONTACTING THE PROGRAM MANAGER AT (717) 209-3290.

DEMANDADO PUEDE DESAFIAR ESTA CERTIFICACIÓN SI DEMANDADO CREE QUE LA PROPIEDAD ES ELEGIBLE PARA EL PROGRAMA DE DESVIACIÓN ARCHIVANDO CON EL TRIBUNAL “UNA OBJECCIÓN A LA CERTIFICACIÓN DEL DEMANDANTE Y PETICIÓN DE PERMANENCIA” ENCONTRADO EN EL SITIO WEB DEL TRIBUNAL EN <https://court.co.lancaster.pa.us/> O POR PONERSE EN CONTACTO CON EL DIRECTOR DE PROGRAMA EN (717) 209-3290.