

EVICCTIONS

- Texas Supreme Court issued an order suspending all evictions until April 19, 2020:
(<https://www.txcourts.gov/media/1446203/209045.pdf>).
- Dallas County Justices of the Peace also issued an order suspending all evictions for sixty days.
(<https://dallascityhall.com/Pages/Coronavirus-Resources.aspx>).

In summary, per guidance from a Dallas County Justice of the Peace:

- ALL Eviction cases are currently postponed and continued for 60 days
 - Residential or Commercial;
 - Currently pending or filed within the 60 day period
- ALL Writs of Possession are currently postponed and continued for 60 days
 - Residential or Commercial;
 - Previously requested or requested within the 60 day period

- Lockouts are not addressed in any current emergency order – Texas Property Code, Chapters 92 and 93, control
 - Residential lockout tenants must be provided a key upon request **whether rent is brought current or not**;
 - Commercial lockout tenants must **only** be provided a key when the **rent is NOT delinquent**– provided that all other requirements of the lockout were in accordance with the Texas Property Code
- Writs of Re-Entry are not addressed in any current order – Texas Property Code, Chapters 92 and 93, control Residential or Commercial tenants that are illegally locked out may seek relief from the Justice of the Peace in the precinct in which the property is located
 - Residential landlords may be ordered to provide the tenant a key and the Court has authority to enforce its order;
 - Commercial landlords may only be ordered provide a tenant with a key when the **rent is NOT delinquent** – provided that all other requirements of the lockout were in accordance with the Texas Property Code

PAYMENTS AND FORECLOSURES

Payments

Can't Make Your Monthly Mortgage Payment?

- Banks and Mortgage Companies are offering financial relief options such as deferring payments, adding payments to the end of the loan.
- Contact your mortgage service provider for specific details.

Can't Make Your Monthly Rent Payment?

- Communicate with your landlord.
- Get in writing any arrangements or agreements made with your landlord.
- Any concerns regarding evictions, contact your local Dallas County Justice of the Peace
- <https://www.dallascounty.org/government/jpcourts/>

Foreclosures

- Foreclosures and evictions of FHA insured mortgages have been suspended for a 60 day period, effective March 18, 2020. This also includes loans provided by Fannie Mae and Freddie Mac.
 - https://www.hud.gov/press/press_releases_media_advisories/HUD_No_20_042
 - <https://www.fhfa.gov/Media/PublicAffairs/Pages/FHFA-Suspends-Foreclosures-and-Evictions-for-Enterprise-Backed-Mortgages.aspx>
- Homeowners are encouraged to contact their mortgage service provider for loss mitigation options.