

celebrating 50 years

what's inside: tax prep scams | celebrating 50 years | property tax

chfa
homeowner
newsletter

First Quarter 2024 | Issue 1 | Volume IX



chfa is turning 50!

CHFA is celebrating 50 years of strengthening Colorado by investing in affordable housing and community development.

Since 1974, CHFA has invested \$35.3 billion* into the state of Colorado and has had the privilege to collaborate with valuable partners, innovators, and changemakers to build stronger communities through investments to support homeownership, business growth, affordable rental housing development, and mission-aligned nonprofits.

To celebrate this work and tell CHFA's story, we've launched a microsite at chfainfo.com/50.

Explore the site to view a virtual timeline, customer and partner features, and more. Content will be added throughout the year, offering fresh opportunities to learn more about our work and celebrate our customers and partners.

*as of 12.31.2023



tax return preparation and avoiding scams

It's tax season! The deadline to complete your tax return is Monday, April 15th. Since this only happens once a year, it might be helpful to review the documents you need, tips for working with a pro, and how to spot scams.

Have your Ducks in a Row

Everyone's situation is different and various documents may be needed to file a return based on individual circumstances. Here is a list of some common documents required to file:

- Wage and earning statements from all employers
- Proof of identification
- Mortgage interest statements
- Student loan interest statements
- Childcare expense documentation
- Health coverage statements

Choose a Preparer Wisely

For those who feel more comfortable working with a professional, it's important to select a preparer you trust. Consider the following tips when choosing who will help you complete your tax return:

- Be skeptical of offers to secure you a larger return than competing services can.
- Avoid services that base fees on a percentage of your refund.

- Make sure the preparer has a Preparer Tax Identification Number (PTIN) and that it's on your return, along with their signature, and that the preparer provides a copy of your return.
- Ask about contact information and follow-up services should you have questions, or if an issue arises long after your return is filed.
- Never sign blank forms.

Don't Fall For Scams

Identity and financial theft attempts are common during tax time. Don't let scare tactics cause you to fall victim to one of these scams:

- **Phone scams:** Individuals pretending to be from the IRS or Colorado Department of Revenue have been known to make calls asking for personal or financial information, often alleging criminal activity and threatening punishment as a ploy. If you receive such a call, do not provide any information to the caller and report it to the IRS.
- **Email phishing:** Similar to the phone scam, emails that appear to be from a trusted entity asking for information or directing the user to click on a link related to your tax return are known to pop up around this time. Such emails often contain links to computer viruses or other identity theft tactics. Again, avoid clicking on any links and report such emails or any similar scams to the IRS.

Visit IRS.gov for more information.

heads up:

Property Tax Statement

Property taxes assessed in 2023 are billed and payable in 2024. You may have already received notice from your local county assessor's office regarding your 2024 property tax bill. Please note that this statement is for your records only. Your real estate property taxes are paid through an escrow account established on your behalf by CHFA Loan Servicing. If you have questions about your tax statement, please contact your local county directly.

helpful resource:

HOA Information and Resource Center

The Colorado Department of Regulatory Agencies hosts an online HOA Information and Resource Center. Here you can find helpful information as an HOA member, take a satisfaction survey, sign up to receive timely consumer information, and more. Visit <https://dre.colorado.gov/hoa-center>.

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 sixteenth of the month. Save a stamp and sign up for ACH payments.

Visit chfainfo.com/payment-options.

your mortgage online app:

Access your loan information and make payments. Download it from:





experiencing hardship? help is available!

As a result of the pandemic, 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.

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.

Additional Resources

Further assistance may be available from the Colorado Department of Local Affairs' Emergency Mortgage Assistance Program (cdola.colorado.gov/emergency-mortgage-assistance) or the Colorado Homeownership Coalition's mortgage assistance program (chhelps.org). Additionally, to speak to a housing counselor, contact Colorado Housing Connects at 877.601.HOPE or HUD at hud.gov or 800.569.4287.

contact us

Contact CHFA
Loan Servicing at
855.587.8655 as early
as possible if you
think you might have
difficulty making your
mortgage payment.

apply

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.

denver

303.297.chfa (2432)
800.877.chfa (2432)

western slope

970.241.2341
800.877.8450

www.chfainfo.com

This newsletter may contain links to other websites or third party materials. Links to external or third party websites or materials are provided solely for your convenience. The presence of a link does not imply any endorsement of the third party material, the website, its content or any association with the third party or website's operators by CHFA. Third-party websites or materials may be governed by their own privacy policy and terms of use, and the third party is solely responsible for the content and offerings presented on its website or in its materials. CHFA makes no representation and accepts no responsibility or liability regarding the accuracy, quality, safety, suitability or reliability of any third party material(s), external website or the content or materials of such websites. Use of linked sites is strictly at your own risk.

With respect to its programs, services, activities, and employment practices, Colorado Housing and Finance Authority does not discriminate on the basis of race, color, religion, sex, age, national origin, disability, or any other protected classification under federal, state, or local law. Requests for reasonable accommodation, the provision of auxiliary aids, or any complaints alleging violation of this nondiscrimination policy should be directed to the Nondiscrimination Coordinator, 1.800.877.2432, TDD/TTY 800.659.2656, CHFA, 1981 Blake Street, Denver, Colorado 80202-1272, available weekdays 8:00am to 5:00pm.



financing the places where
people live and work