



Montcalm County Treasurer's Office
Marcia A. Sawdy, Treasurer
POLICY
One-Year Financial Hardship
Extension from Foreclosure

The Treasurer's objective is to assist delinquent taxpayers to fulfill their Real Property Tax obligation to avoid any foreclosure on any property the property owner wants to maintain.

Hardship Extensions are designed to delay foreclosure deadlines by one (1) year for owners who are actively working to catch up their delinquent property taxes. Hardship Extensions are aimed at homeowners but may be granted occasionally for small, family businesses or commercial property that is the primary source of the owner's income. The person requesting an extension must:

1. Hold title to the property or represent the estate if the owner is deceased.
2. Complete the attached Application.
3. Provide proof of income.
4. Provide information to us about assets and expenses you may have.
5. Present a plan for payment. Plans may include one (1) or more of the following:
 - a. Payment plan with the Treasurer
 - b. Assistance from a local help agency
 - c. Recent history of making regular payments
 - d. Sale or refinancing of the property

The Treasurer can also refer you to expert, confidential budget counseling at no cost to you.

The law requires the Treasurer to review your income and allows the Treasurer to grant hardships to property owners whose household income is at or below the federal poverty income standards (as defined and determined annually by the United States Office of Management and Budget). However, the Montcalm County Treasurer will consider extenuating circumstances that may create a financial hardship even if your income is higher than the federal standards. Withholding the property from the foreclosure petition is the sole judgment of the County Treasurer. We are willing to discuss your individual situation with you as part of the application process.

Granting of financial hardship status shall be for only current year(s) pending foreclosure; it extends only the time to pay the amount due; additional expenses, interest, and penalties continue to accrue.