**[COMPLIANCE WITH LAW NOTICE TO BE SENT ON LENDER LETTERHEAD PRIOR TO LOAN CLOSING]**

[Date]

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Re: Notice of Obligation to Comply with Applicable Law

Dear \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_:

In connection with the loan you are obtaining from us, notice is hereby given that:

* the loan documents include a requirement for borrower to comply with all laws and regulations applicable to the mortgaged property, including the CARES Act;
* borrower will be required to provide to each tenant whose occupancy borrower seeks to terminate on the basis of nonpayment of rent, the notice to vacate required by Section 4024(c) of the CARES Act; and,
* failure to comply with all applicable law may constitute a default under the loan documents, subject to any applicable cure provisions.

It is requested that borrower notify its tenants in writing that:

* the CARES Act continues to require landlords to provide 30 days’ notice to vacate prior to requiring the tenant to vacate the unit if the property is subject to a federally-backed loan; and,
* tenants can obtain more information about resources that may be available to them at <https://www.fanniemae.com/here-help-renters>.

If you have any questions regarding this matter, please do not hesitate to call me at \_\_\_\_\_\_\_\_\_\_\_\_\_\_ or email me at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

Sincerely,

By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Title: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_