



# Payment Plan Information

Your property is facing tax foreclosure due to unpaid property taxes. If you are the taxpayer, you may need a payment plan with the Wayne County Treasurer to help pay off the back taxes and save your property from foreclosure.

## Understanding your options:

	No Plan	SPA	IRSPA
<b>Description</b>	Pay at your own rate without getting a payment plan.	Generic payment plan available to any tax payer. Doesn't "require" current year taxes be paid to city.	Reduces debt by reducing interest. Not available until April 2017.
<b>Foreclosure Status</b>	Still in foreclosure		Removed from foreclosure for the year.
<b>Interest Rate</b>	18%		6%
<b>Term</b>	-	1 year	5 years (60 monthly payments)
<b>Down Payment</b>	-	10% of 2014 taxes	10% of base taxes owed
<b>Plan Applies To:</b>	-	2014 taxes	All currently owed delinquent taxes thru 2016
<b>Additional Requirements</b>	Pay off all taxes 2014 and prior to stay out of foreclosure.	Pay off pre-2014 taxes and at least 60% of 2014 debt by June 2017. Sign agreement with Wayne County Treasurer.	Keep current with current year taxes to city of Detroit. Sign agreement with Wayne County Treasurer.
<b>Notice</b>	No monthly bills, you must remember on your own		

## More information about IRSPA:

1. You must be listed as the taxpayer and have a principal residence exemption (PRE) from your city.
2. This can save you hundreds to thousands of dollars and provide an affordable long term payment plan.
3. If the plan is not available now, keep checking back every month to see if it is available.
4. The payment plan will be with the Wayne County Treasurer (400 Monroe). You can come to UCHC (see below) for counseling to learn more about your options.
5. Estimated Down payment \$ \_\_\_\_\_; Estimated Monthly payment \$ \_\_\_\_\_
6. **REMEMBER: APPLY AS SOON AS POSSIBLE BEGINNING APRIL 10, 2017**

## Rules of thumb:

1. If you are not the owner, seek counseling before you pay any property taxes (including rent-to-own or land contract). In most cases, you should NOT pay taxes on the home if you are not the owner.
2. See other flyers for homeowner assistance:
  - DOOE-Distressed Owner-Occupant Extension
  - Step Forward Michigan
  - Poverty Tax Exemption
  - Property Reassessment

### Free Counseling Assistance

United Community Housing Coalition / Michigan Legal Services

Monday, Wednesday, or Friday mornings 9 am - noon

2727 Second Ave., Suite 313, Detroit, MI 48201

UCHC: 313.963.3310 | MLS: 313.964.4130 | Tax Foreclosure Hotline: 313.405.7726