



# AFTER A DIVORCE OR LEGAL SEPARATION...

## WHAT HAPPENS TO THE MORTGAGE?

This can be a challenging time, and we're here to help you navigate the next steps. We will follow the terms of the court order or settlement agreement related to who was awarded the home. **Here are other key things to know... and do.**

### NOTIFY US

Log in to your loan account at [Secure.CMGHomeLoans.com](https://Secure.CMGHomeLoans.com), navigate to Assistance & Requests and select Notification of Divorce/Separation/Death, or Estate Planning – OR – contact us at 866-659-8989.

**We'll request a copy of the divorce decree or settlement agreement, which can be uploaded in the portal.**

### WHEN THE AWARDED PARTY IS NOT A BORROWER ON THE LOAN



As the awarded party, you should apply to become what's called a **successor-in-interest (SII)**. This allows you to obtain loan information while working with us on the path forward. **This step alone does not make you liable for the debt.**

Find the SII application in the Help Center in the Account Services section, or we can send one.



Once we have your completed application, we'll confirm your SII status and determine the appropriate solution and next steps for your situation.

### WHEN THE AWARDED PARTY IS A BORROWER ON THE LOAN

It's common that when one borrower is awarded the home, the other borrower needs to be removed from financial liability and ownership rights. **Refinance is an option, but not the only one.**

### OPTIONS FOR THE PATH FORWARD

- **Mortgage Assumption** - The awarded party assumes full financial liability by taking over the loan with its existing terms (subject to eligibility requirements and approval).
- **Refinance** - The awarded party takes out a new loan in their name to replace the current mortgage.
- **Property Sale** - The awarded party may opt to sell the property and find an alternative place to live.



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