

Real Estate Tax payments - Installment Agreement - Summary

The COVID-19 Pandemic has impacted all aspects of our community. Hopefully everyone is abiding by the recommendations of our Health Department and keeping healthy through social distancing, coughing in the elbow, wearing a mask when out in public and above all, washing those hands! While keeping everyone health is of paramount importance we do realize that these are hard times economically and a lot of our residents are having a hard time making ends meet. We understand this and the Town is here to help.

Real estate taxes help fund all the essential services that make Natick such a great place to live, from the excellent schools, state of the art Public Safety services, curbside garbage pick to senior programing at the Community Center.

But the steps needed to keep us all safe have taken a toll on the economy and some of our residents are in difficult situations. Therefore, the Town of Natick has instituted the tax installment program to help residents who have been laid off or are otherwise economically challenged by the Pandemic to get some temporary relief from taxes.

What's the Plan?

The plan covers any real estate tax payments from March 10, 2020 through July 15, 2020. Any eligible resident or taxpayer who meets the criteria set forth below can pay their real estate tax, along with any fees and interest incurred during these dates in three installments on May 10th, June 1st and July 15. There is some flexibility for the first two dates to suit the needs of the resident. However, the fiscal year ends on July 1, 2020, and July 15th is the last possible date that the Town can receive funds for its use in this current fiscal year.

Who's eligible?

The program is open to any Natick resident who has become unemployed or underemployed as a result of the COVID-19 pandemic. They will need to fill out the attached form and provide some documentation to apply for a plan. The program is also open to small residential landlords (five units or less) who have not been able to collect rent on their occupied units due to the COVID-19 Pandemic.

Are there limits on the Program?

The Town has an obligation to its residents to provide services and real estate taxes provide over 70% of the funding so there is a limit to how much taxes can be deferred at any one time. Consequently, the Town must reserve the right to change the amount available for the program at any time without notice.



Residential Real Estate Tax Payment Plan Request

Name _____

Address _____

Home Phone _____ Cell Phone _____

Email _____

Residential Address if different from above:

TOTAL REAL ESTATE TAX OWING: _____

TOTAL FEES AND/OR INTEREST: _____

TOTAL OWING: \$ _____

Reason for payment plan request

Unemployment Underemployment Other

Please explain:

This Section is for Official Town Use Only

Reviewed: _____

Approved Not Approved

Reason _____

Email: collector@natickma.org



Residential Real Estate Tax Payment Plan Request

I _____, hereby acknowledge and agree to the following terms and conditions for the payment of the real estate taxes on my residences at _____ in Natick:

- I acknowledge and agree that this payment plan is only for my real estate taxes on my residence and all statutory fees and interest incurred on said taxes between March 10, 2020 and July 15, 2020;
- I acknowledge and agree that I am responsible for all real estate tax payments and all fees and interest incurred and will pay those in 3 payments;
- I acknowledge and agree that I will be paying in 3 payments on the dates of May 10th, 2020 June 1st, 2020 and July 15th 2020;
- I acknowledge agree that if I fail to make any of my payments, all remaining amounts will be due and owing ten (10) days after the date the payment should have been made; and,
- I acknowledge that I have recently become unemployed or underemployed and provided the following evidence of such attached to this form;
 - Employer letter stating you have been laid off;
 - Letter or other documentation documenting receipt of unemployment compensation

I acknowledge that I have read all the terms and conditions, that I understand and agree with them.

Resident's Signature

Date: _____

Residential Address (print)

Resident's Name (print)



Landlord Real Estate Tax Payment Plan Request

Name _____

Address(s) _____

Home Phone _____ Cell Phone _____

Email _____

Owned Addresses if Multiple:

Reason for payment plan request

- Unpaid and Occupied Tenants – *attach signed lease agreement(s)*
- Landlord Offered Deferment of Rent/Mortgage – *attach signed letter(s)*
- Other:

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Reviewed: _____

Approved Not Approved

Reason _____

Email: collector@natickma.org



Landlord Real Estate Tax Payment Plan Request

Terms and Conditions of Installment Payment Plan

I _____, hereby acknowledge and agree to the following terms and conditions for the payment of the real estate taxes on my residences at _____ in Natick:

- I acknowledge and agree that this payment plan is only for real estate taxes on my occupied residential unit(s) and all statutory fees and interest incurred on said taxes between March 10, 2020 and July 15, 2020;
- I acknowledge and agree that I am responsible for all real estate tax payments and all fees and interest incurred and will pay those in 3 payments;
- I acknowledge and agree that I will be paying in 3 payments on the dates of May 10th, 2020 June 1st, 2020 and July 15th 2020;
- I acknowledge agree that if I fail to make any of my payments, all remaining amounts will be due and owing ten (10) days after the date the payment should have been made; and,
- I acknowledge that I have renters who are currently occupying units, who are unable to pay rent due to financial strains due to the COVID-19 Pandemic and that I have provided the following evidence of such attached to this form;
 - Employer letter stating your residents have been laid-off/underemployed;
 - Letter or other documentation documenting loss of rent income during the state of emergency declared by the Governor
 - A signed letter that was delivered to your tenants waiving rent during the period of March 10th to July 15th, 2020

I acknowledge that I have read all the terms and conditions, that I understand and agree with them.

Landlord's Signature

Date: _____

Landlord's Name (print)

Residential Units Address(s) (print)

