

CHAPTER 4. REVERSE MORTGAGE COUNSELING

4-1 Reverse Mortgage Counseling and Education. A reverse mortgage is a mortgage that pays a homeowner loan proceeds drawn from accumulated home equity and that requires no repayment until a future time.

Reverse mortgage counseling assists seniors who seek to convert equity in their homes into income that can be used to pay for home improvements, medical costs, living expenses, or other expenses.

FHA insures a reverse mortgage known as a FHA Home Equity Conversion Mortgage (HECM). Specific information concerning counseling requirements for HECM borrowers appears at the end of this chapter. The first part of this chapter refers to general reverse mortgage counseling. A participating agency is defined as a HUD-approved counseling agency that employs a HECM Roster counselor and includes HECM counseling in its housing counseling work plan.

- A. Group Education or Marketing and Outreach. A participating agency may provide general reverse mortgage program information to potential borrowers through group education or marketing and outreach. The agency **MUST NOT** use these types of activities to deal with individual client needs that require confidentiality and prudent use of private information. The agency **MUST NOT** issue the reverse mortgage housing counseling certificate to a person who attends only a group education or marketing and outreach session.
- B. One-on-One Counseling. One-on-one reverse mortgage counseling is required to receive a HECM loan, and a HECM Counseling certificate is issued to counseling recipients as proof that the counseling occurred. Other reverse mortgage programs may also have counseling requirements. This counseling must meet the requirements of section 3-4 of this Handbook, with the exception of the creation of a written action plan, which is not required for reverse mortgage counseling. Additionally, this chapter outlines specific content and other requirements required for reverse mortgage counseling.
- C. Face-to-Face Meetings. HUD recommends potential reverse mortgage borrowers, particularly HECM borrowers, meet face-to-face with a counselor and lender to discuss their unique financial circumstances and decide what options are best for them. Face-to-face counseling enables the counselor to assess whether the client understands the alternative features and reverse mortgage options and the financial implications of a reverse mortgage on his/her household. All reverse mortgage counselors must have the capacity to conduct face-to-face counseling with prospective reverse mortgage borrowers. Counselors must advise potential clients that they have a choice to have a face-to-face or counseling through another mutually agreed upon format such telephone counseling. This choice should be documented in the client's case file. Additionally, counselors may provide home visits for those clients who cannot get to the participating agency's office.
- D. Reverse Mortgage Telephone Counseling. HUD recognizes that many seniors prefer telephone counseling to face-to-face counseling for a variety of reasons, including limited

mobility and health conditions. HUD allows participating agencies to provide telephone reverse mortgage counseling only if the agency has indicated that it will provide this as a service option within its HUD approved housing counseling work plan. Participating agencies must also define within its work plan the geographic area in which it will do telephonic counseling. Participating agencies may provide nationwide telephonic counseling as long as it is defined in the housing counseling work plan.

- E. Counseling Requirement for Home Equity Conversion Mortgage (HECM) Borrowers. Section 255(d) of the National Housing Act and the implementing FHA regulations at 24 CFR § 206.41 state that all prospective HECM borrowers must receive reverse mortgage counseling prior to obtaining a HECM. This counseling must be received from eligible counselors working for participating agencies approved to provide this statutorily required counseling.

To meet the statutory requirements for obtaining a HECM, the prospective borrower must receive one-on-one reverse mortgage counseling and be issued a HECM counseling certificate. Counselors are allowed to provide the required reverse mortgage counseling to a group of related family members if they are documented on the deed together.

- F. HECM Counseling Fees. Participating agencies may charge fees for reverse mortgage counseling services to clients and related parties that are able to afford them. The fee must never exceed the actual cost of providing the service. Moreover, HUD may further limit allowable charges, for example through a Mortgagee Letter.

The reverse mortgage counseling charges may be paid in any of two ways:

- (1) The HECM counseling client and related parties can pay counseling fees directly to the agency;
- (2) The cost of HECM counseling can be paid out of a HECM borrower's loan proceeds. Upon agreement of both the lender and the borrower, the closing agent may assume responsibility for remitting payment to the counseling agency that performed the service.

Payment methods must be reflected in the 800 series on the HUD-1 settlement statement. Lenders (originators, servicers and funders) or other parties that sell annuities, investments, long-term care insurance or any other type of financial or insurance products are barred from providing compensation to counseling agencies.

In accordance with Section 313 of 24 CFR Part 214, participating agencies are permitted to charge fees for reverse mortgage counseling services as long as the cost does not create a financial hardship for the client. The housing counseling agency must make a determination about a client's ability to pay based on factors, including, but not limited to, income and debt obligations.

Clients must not be turned away because of an inability to pay counseling fees. Moreover, the housing counseling agency may not withhold counseling or the Certificate of HECM Counseling based on failure to pay.

Moreover, HUD expects counseling agencies to avoid unnecessary separate counseling, and to make every practical effort to counsel the borrower(s) and any related parties simultaneously.

Participating agencies must not offer discount on counseling fees based on the client's ability to pay service upfront. Clients that need to pay for counseling services out of the proceeds must not be penalized for having to do so.

4-2 Entities Eligible to Provide Reverse Mortgage Counseling. Entities or individuals providing reverse mortgage counseling must be separate from reverse mortgage lending institutions. Only entities with active HECM Roster counselors are eligible to provide reverse mortgage counseling. Agencies should see 24 CFR Part 206 for requirements for HUD's HECM Roster placement.

To be placed on the HECM Counselor Roster, a counselor must meet the following criteria:

1. Be employed by a HUD approved Housing Counseling Agency or an affiliate of a HUD approved intermediary or State Housing Finance Agency;
2. Successfully passed the standardized HECM exam administered by HUD or a party selected by HUD;
3. Received training and education related to HECM within the prior two years;
4. Have access to technology that enables HUD to track the results of the counseling offered to each HECM client; and
5. Is not documented on any of the following:
 - a. The General Service Administration's Suspension or Debarment List;
 - b. HUD's Limited Denial of Participation List; or
 - c. HUD's Credit Alert Interactive Response System

In order to remain active on the Roster, a counselor must provide proof of training or continuing education every two years and pass the HECM exam every three years. These timeframes are effective from the date the counselor gets on the Roster, i.e. the counselor must receive training or continuing education within two years of the date the counselor gets on the Roster.

An agency must also identify reverse mortgage counseling in its approved housing counseling work plan including the specific geographic areas the agency will provide reverse mortgage counseling. An agency may provide telephone counseling nationwide provided this is included in the housing counseling work plan. The agency must also agree in its housing counseling work plan to HUD's quality control measures which may include mystery shopping, performance reviews or other actions as determined by HUD.

- 4-3 HECM Counseling Protocol. As a condition of eligibility to provide reverse mortgage counseling, HECM Roster Counselors are also required to use the HUD’s standardized HECM Protocol as guidance when providing HECM counseling. The HECM Protocol provides guidance to counselors on all the information that they must cover during a counseling session. The HECM protocol is Appendix 4 of this handbook.
- 4-4 Preparation for the HECM Counseling Session. HUD requires agencies to provide clients with an information packet prior to the counseling session and in enough time so the client has time to review the information and prepare questions. In cases where emergency counseling is necessary, the counselor must send the information to the client immediately after completing the counseling session. Additional guidance on this requirement is provided in the HECM protocol. Written communications should include instructions on how to contact the agency via TTY, relay or other assistive means for persons with hearing impairments. Written communications can also inform clients and prospective clients about translation or interpreter services. In addition, written communications should ask clients and prospective clients whether they need assistance for mobility impairments, visual or hearing impairments, or other disabilities.

The information packet can be sent via regular mail, priority mail, fax or email and must include:

1. *“Preparing for Your Counseling Session”- See HECM Protocol Attachment C.12*
2. Printout of loan comparisons
3. Printout of Total Annual Loan Cost (TALC) – This calculation is available on the IBIS software that counselors use to prepare loan printouts and TALC printouts.
4. Loan amortization schedule
5. The National Council on Aging (NCOA) booklet *“Use Your Home to Stay at Home – A Guide for Homeowners Who Need Help Now”*

Note: Loan printouts must be relevant to the client’s situation to facilitate the counseling session.

- 4-5 Topics to be Covered in the HECM Counseling Session. In accordance with HECM statute and regulations National Housing Act Section 255 (f), Counselors must provide potential HECM borrowers with all the information outlined below. It is suggested that counselors confirm the client’s receipt and review of the information. While clients may also receive some of the information outlined below from lenders, it is the role of counselor to explain the concepts of reverse mortgage and answer any questions the client may have. However, it is not the counselor’s role to provide legal advice on any issues during the course of providing counseling.
- A. Alternatives and Options. Counselor reviews information on client's other options as available and appropriate.
- B. Reverse Mortgage Information. The counselor reviews basic information on reverse mortgages. The counselor may present this information within the context of the HECM program. The topics most essential to an understanding of reverse mortgages include:
1. Rising debt, falling equity
 2. Repayment- requirements, when, how much
 3. Nonrecourse limits
 4. Leftover equity (implications for borrower and their heirs)

5. Factors that determine loan amounts and loan limits
6. Borrower obligations - especially taxes & insurance (See “Reverse Mortgage Borrower Obligations” in Appendix 4, provide client with this handout)
7. Fees and fee financing
8. Retention of title and other title issues
9. Impact on public benefits (may use National Council on Aging’s www.benefitscheckup.org as reference)
10. Refinancing a reverse mortgage

C. HECM- Specific Information. The counselor should discuss key HECM program features and information, including:

1. Eligibility, including any special problems relating to deed or property (Important Note: While the counselor can generally describe basic borrower and property eligibility requirements for a HECM, remember that only the lender and an FHA-approved appraiser are authorized to make official determinations regarding the eligibility of both the homeowner and subject property.)
2. Principal limit (the amount the borrower can receive from a HECM) - The principal limit at origination is based on the age of the youngest borrower, the expected average mortgage interest rate and the maximum claim amount.
3. Expected Rate- The expected rate is fixed throughout the life of the loan and is used to determine payments to the borrower. For a fixed rate loan, the expected rate is the fixed interest rate. For an adjustable rate loan, the expected rate is the sum of the lender's margin and the loan’s index adjusted to a constant maturity of ten years.
4. Claim Amount- The maximum claim amount is the lesser of the appraised value of the property or the maximum mortgage amount for a one-family residence that HUD will insure in an area under Section 203(b)(2) of the National Housing Act. The maximum claim amount represents the maximum amount that HUD will pay on a claim for insurance benefits.
5. Payment plan options and changes -A HECM borrower may request to change the payment plan at any time during the life of the loan. The lender may charge a fee, not to exceed \$20.00, for changing the payment plan. A borrower may change the term of payments, may receive an unscheduled payment, may suspend payments, may establish or terminate a line of credit, or may receive the entire net principal limit (i.e., the difference between the current principal limit and the outstanding balance) in a lump sum payment. With all payment plans, the lender must be able to make lump sum payments up to the net principal limit at the borrower's request. The borrower may choose to prepay all or part of the outstanding balance at any time without incurring any penalties.

6. Credit line growth - The unused portion of the line of credit grows at the “credit line growth rate,” which is equal to the note rate. This is the same rate at which the principal limit and the loan balance grow, which is the current interest rate plus 0.5 percent. Therefore, the amount of funds available to the borrower from a line of credit grows larger each month for as long as any funds remain. Counselors must not tell clients that HECM credit lines “earn interest”, because credit line growth is simply increased access to borrowing power, comparable to an increase in a credit limit on a credit card.
7. FHA home standards, required repairs
8. Loan costs (reference Appendix “Reverse Mortgage Product Features and Impact of Change”)
 - a. Application fee, appraisal fee, credit report
 - b. Closing costs
 - c. Origination fee
 - d. Servicing fee
 - e. Mortgage insurance premium
 - f. Interest rate: Adjustable and Fixed and adjustment frequency
9. Repayment
 - a. Requirements
 - b. When
 - c. How much
 - d. Open-end credit v. Closed-end credit
Open-end credit loans allow for the repayment of some or the entire principal that can be re-borrowed at some future point in time ("revolving credit"). Closed-end credit loans do NOT allow for the "re-borrowing" of principal that is paid on the loan (the “tenure” option for HECM loans).
10. Borrower obligations - (See Appendix C “Reverse Mortgage Borrower Obligations,” provide client with this handout)
11. Tax implications
12. Estate planning services – Counselors should refrain from giving legal, tax, and accounting advice to a prospective or existing client during a housing counseling session and/or meeting. If counselors are licensed professionals and are asked general questions related to that discipline, counselors may respond but should refer clients to an outside source for advisory service. Counselors should not misrepresent themselves to hold financial designations, for example, the designations of Certified Financial Planner (CFP) or Certified Public Accountant (CPA), unless they hold these titles. When a client’s needs are beyond the housing counselor’s education, training or certification to provide, they should refer the client to a financial advisor or other professional.

13. Loan application: FNMA 1009 “Residential Loan Application for Reverse Mortgages” – This application is provided by the lender; however, counselors should review with client if requested.

D. Financial Implications. The counselor reviews financial implications of reverse mortgages to help clients assess whether the reverse mortgage proceeds will be sufficient to meet their financial obligations including taxes and insurance. Counselor may reference printouts, including proprietary loan comparisons, as appropriate. (See Part 2: Additional Products) Financial overviews and printouts may include:

1. Cash advances and itemized costs
2. Individual loan amortization schedule(s)
3. Future projections and comparisons
 - a. Total cash advances
 - b. Total dollar costs
 - c. Leftover equity
 - d. Total annual average rates
4. Loan and annuity combinations. Counselors must ask a client if they intend to use the HECM proceeds to buy an annuity. If so, the Counselor should inform the homeowner that there are other ways to purchase an annuity and to point out that in most cases term or tenure HECM proceed amounts are greater than the annuity monthly payment. The federal Truth-in-Lending Act (TILA) recognizes the unique difficulty of evaluating the total cost of a HECM that is used to purchase an annuity. Counselors are also advised to give clients the brochure entitled “Using a Reverse Mortgage to Buy an Annuity.” More detailed information about HECM loans and annuity combinations is contained the HECM Program Protocol, Appendix 4.

E. Client Concerns and Questions. Counselor answers client questions & discusses options.

F. Next Steps. Counselor explains follow-up packet and next steps.

1. Contents of follow-up packet (See Section 4-4 of this handbook)
2. Instructs client to make and keep copies of all documents
3. Loan processing & expected timelines
4. Provides ongoing access to counselor and other resources

4-6 Reverse Mortgage Printouts. A counselor must utilize and provide to the counseling recipient computer printouts generated by HUD or HUD endorsed software, or similar software generating the same information, for calculating the maximum funds available to borrower(s), payment plan options, and providing loan comparisons of available products to clients. Using the software, counselors will be able to show clients how variations in different reverse mortgage products may affect clients’ access to equity, amortization schedules, loan balances, and/or loan costs.

Counselors may discuss loan printouts and amortization schedules given by lenders to clients. They may also generate and discuss amortization schedules and loan comparisons they generate from an available reverse mortgage calculator. Counselors should answer questions about the loan printouts and product features. However, counselors must be sensitive when helping their clients analyze and compare the financial implications of the loan choices clients are considering. Counselors must be cautious not to steer clients toward any particular proprietary or HECM product. They should strive to provide a balanced view by only providing individually customized loan printouts to clients on

1. HECM loans that are widely available from a majority of HECM lenders,
2. Proprietary products that are broadly offered by reverse mortgage lenders, and
3. Proprietary or HECM products that have been offered to that client by a reverse mortgage lender.

The printouts should include:

1. Future remaining credit line projections based on credit line draws specified by the client (if the client selects a credit line).
2. A comparison of estimated loan details at closing.
3. Projected loan comparisons at various future times, including projected figures for total cash received, cash remaining, and total cost expressed in terms of total dollars and a total annual average rate.
4. Amortization projections for selected products with year-by-year details (the loans negatively amortize as the loan balance increases, equity decreases).

Counselors must not encourage or discourage clients from any particular products. They must discuss loan printouts and information without bias. They should not provide any information on which lenders are offering specific HECM variations or proprietary products.

The web-based Reverse Mortgage Analyst software, which HUD makes available to all HECM Roster counselors, calculates principal limits for variations on a HECM based on different interest rates with different indexes and margins. Although the software generates principal limits for available HECM variations, it is not programmed to generate the principal limits for any specific proprietary reverse mortgage product or every single HECM variation.

HUD HECM software may also be used. For agencies that have never installed the HECM software, it can be downloaded from the HUD counselors' web page at www.hud.gov/counselors/. Updates are also available from the website.

Full instructions on how to use the HECM calculator are in HUD Handbook 4235.1.

- 4-7 Fraud Prevention. It is important to educate prospective borrowers about how to avoid becoming victims of fraud schemes. In an effort to warn borrowers of potential fraud schemes, HUD requires that reverse mortgage counseling cover the following:

1. Discuss the potential of mortgage fraud with the borrowers;
2. Explain the standard ways in which borrowers can access their loan proceeds; and
3. Warn borrowers against signing over their funds to loan officers or other parties involved in the mortgage transaction.
4. Recognizing and reporting predatory lending practices.

HUD will monitor compliance with this requirement through client surveys and other customer surveying tools.

- 4-8 Prohibition on Dissemination of Specific Loan Product information. A counselor must never provide information on the specific costs charged by any individual lender, because costs are subject to market fluctuations and may depend on variables that are not constant from client to client. The counselor should tell the client that information on prices must come from a loan officer. If a client presents a counselor with detailed information on a variety of loans offered by multiple lenders, the counselor may help the client compare the costs.
- 4-9 Sources of Information for Counseling. The following publications available from HUD and other sources provide information about the alternatives to the HECM. In addition, there are additional resources available in Appendix 4, Attachment C of this handbook.
- A. HUD. Options for Elderly Homeowners: A Guide to Reverse Mortgages and their Alternatives, which describes both alternative forms of home equity conversion and alternatives to a reverse mortgage. It is available from HUD USER, which can be accessed by using the Search button at www.hud.gov.
- B. Fannie Mae. Money From Home: A Guide to Understanding Reverse Mortgages can be downloaded from Fannie Mae's website at:
<http://www.fanniemae.com/global/pdf/homebuyers/moneyfromhome.pdf>
- 4-10 Lender Steering and Disclosure. Housing counseling agencies are not permitted to promote, represent, recommend or speak for any specific lender. The clearest way to avoid steering is by not presuming that a client wants to contact a lender unless the client specifically asks for help in finding a lender. If a client does initiate a request for help in finding a lender, then counselors should tell them about HUD's current list (see Appendix 3 for the web address) or give them a copy of it. This ensures that only clients who expressly request help in finding a lender will be given information about contacting lenders, and that the information they receive will be a list provided by HUD rather than by a counselor or agency. Materials provided should be available in alternative formats and either translation or interpretation should be provided for LEP clients.

The agency must provide reverse mortgage clients and retain in its files a disclosure form acknowledging any relationship or agreements between the agency and any lending institutions. This disclosure must meet all the requirements for disclosure outlined in Chapter 6 of this Handbook.

- 4-11 Counselor Steering. The lender may not steer, direct, recommend or otherwise encourage a client to seek the services of any one particular counselor or counseling agency. Lenders are required to give every client a list of HECM counseling providers that includes the national intermediaries providing telephone counseling and five agencies in the local area and/or state of the client with at least one of the local agencies located within a reasonable driving distance for face-to-face counseling. Lenders can obtain a list of these counseling agencies from the HECM Counselor Roster on HUD's website. Only agencies that appear on the HECM Counselor Roster may be included on the list given to clients.

Further, before, during, or after the counseling session is completed, the lender may not contact a counselor or counseling agency to refer a client by any means including but not limited to phone, fax, or electronic database; discuss a client's personal information, including the timing or scheduling of the counseling; or request information regarding the topics covered in a counseling session.

- 4-12 Reverse Mortgage Client File. Chapter 5, Paragraph 5-7 lists all information that must be maintained for the reverse mortgage client's file.
- 4-13 Follow-Up after the Reverse Mortgage Counseling Session. Regardless of counseling format, as required by 24 CFR§ 214.300(b)(2), housing counselors must make a reasonable effort to have follow-up communication with the client, when possible, to assure that the client is progressing toward his or her housing goal, to modify or terminate housing counseling, and to learn and report outcomes. Follow-up must be performed and documented for all reverse mortgage clients to determine if the client needs additional assistance, obtained a reverse mortgage or utilized other options discussed during the counseling session.
- 4-14 HECM Borrowers – Persons Required to Receive Reverse Mortgage Housing Counseling. All eligible HECM borrower(s) meeting the requirements of Handbook 4235.1, including all eligible mortgagors on the property deed, must receive reverse mortgage counseling covering the topics outlined in this chapter.

In the event that multiple eligible borrowers shown on the deed are not located in the same place, counseling may be provided to these parties by one counselor via teleconference call or the individuals may receive counseling separately from different counselors. However, HUD expects counseling agencies to avoid unnecessary separate counseling, and to make every practical effort to counsel the borrower(s) and any related parties simultaneously.

- A. Person(s) on the Deed. Any person(s) listed on the deed must receive reverse mortgage counseling.
- B. Beneficiaries of Life Estates. FHA will insure a HECM on property held in the name of a trust with beneficiaries according to the provisions described in the HECM Handbook 4235.1, Rev.1 and Mortgagee Letter (ML) 93-22. The HECM Handbook and ML 93-22

provide, in part, that all beneficiaries of the trust should be eligible HECM borrowers at the time of origination and until the mortgage is released. Current trust beneficiaries or individuals who are eligible HECM borrowers and are seeking a HECM loan must attend reverse mortgage counseling and sign the HECM counseling certificate.

- C. Borrower's Legal Representative. For borrowers lacking legal competency, the counseling session shall be conducted with a person holding a power of attorney (POA) for the borrower, or a court-appointed conservator or guardian.

4-15 Face-to-Face Counseling for Prospective HECM Borrowers

While FHA prefers that all prospective HECM borrowers participate in face-to-face interviews with a HECM lender and reverse mortgage counselor, this procedure may create a hardship for some prospective HECM borrowers, particularly those living in rural areas or with limited mobility. FHA will allow prospective HECM borrowers the option to meet face-to-face with the lender and/or reverse mortgage counselor or to participate in loan origination and counseling activities by telephone or other HUD approved format for counseling.

A prospective HECM borrower who decides to forego participation in face-to-face counseling will still be required to fulfill FHA's mandatory reverse mortgage counseling requirement, for example by completing a telephone counseling session.

- 4-16 HECM - Exceptions to Reverse Mortgage Counseling Requirement. In accordance with the provisions of 24 CFR § 206.53, HUD may waive the reverse mortgage counseling requirement for HECM mortgagors who are refinancing into a new HECM mortgage and choose not to receive counseling, only if the following conditions are met:

1. The HECM mortgagor received the anti-churning disclosure form required by law;
2. The increase in the mortgagor's principal limit exceeds the total cost of the refinancing by five times (although the current threshold is by five times, this may change. Please, see Federal Register for the most current standard); and
3. The timing between the closing on the existing HECM loan and the date of the application for refinancing does not exceed five years.

- 4-17 HECM - Persons Not Requiring Reverse Mortgage Housing Counseling. The following parties are not required to receive reverse mortgage counseling relative to a HECM.

A. Non-Borrower Spouse. It has been brought to FHA's attention that spouses of prospective HECM borrowers have quitclaimed their interest in real estate, which will serve as the security for an FHA-insured HECM, when the spouse of the prospective HECM borrower has chosen not to seek, or is ineligible for, an FHA-insured HECM.

1. FHA Recommendation. To ensure that the non-borrowing spouse understands the implications and risks posed by quit claiming his/her interest in the real estate, which will serve as the security for the HECM, FHA recommends that the HECM non-borrowing spouse receive reverse mortgage counseling. Non-borrowing spouses include:

- a) A spouse, who is currently on the title for the real estate that will serve as the security for the FHA-insured HECM and is eligible for a HECM, but instead plans to be removed from the title;
- b) A spouse, who is ineligible to receive a HECM, because she/he is under 62 years of age but is on the title for the property that will serve as the security for the FHA-insured HECM
- c) A spouse who is currently not on the title for the real estate

In the first two cases described above, if the non-borrowing spouse elects to quitclaim his/her interest in the property to the prospective HECM borrower, it should be done prior to the HECM closing.

- 2. Non-Assumable. During counseling, all parties must be made aware that the FHA-insured HECM cannot be assumed by the non-borrower spouse upon the HECM borrower's death, or change of primary residence. In other words, the HECM becomes due and payable upon the HECM borrower's death, or when the real estate, which serves as the security for the FHA-insured HECM, is no longer the primary residence of the HECM borrower.

- B. Prospective HECM Borrower's Children. The children of a prospective HECM borrower, who do not qualify for a HECM, but who currently reside on the real estate, or who are on the title for the real estate that will serve as the security for the FHA-insured HECM, but will be removed from title prior to closing, are not required to receive reverse mortgage counseling.

Although counseling for the child of a prospective HECM borrower is not required, it is permissible, and reverse mortgage counseling will be made available by a HUD-approved housing counseling agency, if requested by the child. Counseling for the children of a prospective borrower does not have to take place at the same agency that provided reverse mortgage counseling to the borrower.

- C. Persons with a reversionary or remainder interest in the real estate, Trustees, and Contingent Beneficiaries of a Life Estate. Under FHA regulations at 24 CFR Section 206.35, if a HECM borrower holds a life estate in the property that will serve as the security for the FHA-insured HECM, persons with a reversionary or remainder interest in that property also must execute the HECM mortgage. The referenced "reversionary or remainder interest" is an interest in the real estate that will serve as the security for the FHA-insured HECM. The trustee must also sign the mortgage. Contingent beneficiaries of the trust who will neither receive any

benefit from the trust nor have any control over trust assets until the beneficiaries/HECM borrowers are deceased, need not be eligible HECM borrowers.

1. Counseling is not required for persons with a reversionary or remainder interest in the real estate.
2. The trustee is not required to attend counseling unless the trustee is also the beneficiary/HECM borrower.
3. A contingent beneficiary does not have to receive reverse mortgage counseling.
4. While counseling is not required for persons with a reversionary or remainder interest in the real estate, or trustees and trust beneficiaries who are not HECM borrowers, FHA strongly encourages that these individuals seek reverse mortgage counseling. They may go to a HUD-approved housing counseling agency of their choice. Counseling for these individuals does not have to take place at the same agency that provided reverse mortgage counseling to the HECM borrower. However, these parties will not sign the HECM certificate.
5. Persons with a reversionary or remainder interest in the real estate, or trustees and trust beneficiaries, who do not attend reverse mortgage counseling, should nonetheless be familiar with the program requirements for the FHA-insured HECM.

D. Persons with Advocacy Interest. Persons with advocacy interest such as non-mortgagor members of the mortgagor's family, the mortgagor's attorney, a friend or friends of the mortgagor, or staff from a HUD-approved housing counseling agency may attend the housing counseling session if the mortgagor requests it and/or agrees. Advocacy interest DOES NOT include a representative of the lending entity.

4-18 HECM Counseling Certificate. For HECM loans, a HECM Counseling Certificate is issued to demonstrate to the lender that the statutorily required counseling was provided. Other reverse mortgage products and programs may also require this certification of reverse mortgage counseling.

The lender can only proceed to process the initial loan application once the counseling is complete, as evidenced by a completed HUD 92902 that contains the date and signatures of both the counselor and borrower.

When the counseling session is successfully completed, the counseling agency must issue a certificate as described below.

A. All eligible mortgagors shown on the property deed (or legal representative, as described above) must sign and date the counseling certificate.

- B. In the event multiple parties shown on the deed are not located in the same place and the potential reverse mortgage mortgagors choose to receive counseling from separate counseling agencies, each of the parties would sign and date a separate reverse mortgage counseling certificate.
- C. The certificate must contain the name of the counselor, the name of the counseling agency, and the Housing Counseling System (HCS) identification number of the counseling agency. In addition, the certificate must be signed and dated by the counselor indicating the statutorily required counseling has been completed. The counselor must also provide the actual expiration date for the certificate. The certificate will expire 180 calendar days from the date the counseling was completed. The certificate must also indicate any fee charged the counseling recipient, if applicable.
- D. Form HUD 92902 is used for the Reverse Mortgage Counseling Certificate. The certificate must be produced in FHA Connection. No alterations to this form are authorized. For example, housing counseling agencies may not print this form on their own letterhead.
- E. Documentation. Agencies must keep a copy of the signed and dated certificate in the client's file. Agencies must send two certificates to clients counseled by telephone with instructions indicating that the client should sign both copies and return one of the signed copies to the counseling agencies. If the client fails to return a signed copy of the certificate, the housing counselor must document their efforts to contact the clients and note that the certificate was not returned.
- F. Issuing the Certificate of Counseling. The counseling agency's issuing of a certificate of counseling attests ONLY to the fact that the client attended and participated in the required counseling and that the statutorily required counseling for a HECM was provided. Issuing a certificate does NOT indicate whether the counseling agency recommends or does not recommend the client for a reverse mortgage.

A certificate of counseling may be withheld if the counselor believes that the counseling recipient did not understanding basic information about reverse mortgages.

A counseling agency must withhold a certificate from a client who cannot successfully answer five of the ten review questions that are provided in Attachment B.10 of the Protocol. The client will be given adequate opportunities to correctly respond to the review questions in accordance with the requirements in Attachment B.10. The certificate cannot be withheld based on lack of payment.

- G. Faxing or Transmitting the Certificate. With the permission of the client, the counselor may fax or otherwise provide a copy of the signed and dated reverse mortgage counseling certificate to the client's lender.

4-19 Concerns or Complaints Regarding a HECM Lender or Reverse Mortgage Counselor. If a consumer, lender, counselor or representative from the housing industry has a concern or complaint about the services provided by a particular HECM lender or reverse mortgage

counselor, they should immediately contact the HUD Homeownership Center in their jurisdiction. See Appendix 1 for HUD Homeownership Center contact information.

VII. Reverse Mortgage Counseling Tools

Product Printouts/ Software

Counselors may discuss loan printouts and amortization schedules given by lenders to clients. They may also generate and discuss amortization schedules and loan comparisons they develop using an available reverse mortgage calculator (See B.11 “Reverse Mortgage Online Comparison Tool”) or other available software. Counselors should answer questions about the loan printouts and product features. However, counselors must be sensitive when helping their clients analyze and compare the financial implications of the loan choices they are considering. Counselors must help clients understand which features are most appropriate, given the clients’ unique financial circumstances.

Counselors must be cautious not to steer clients toward any particular proprietary or HECM product. Counselors must explain to clients that the printouts are generalized because actual costs and pricing of the loan fluctuates and is dependent on the loan product. They should provide a balanced view by providing customized loan printouts to clients on:

- HECM loans that are widely available from many HECM lenders,
- Proprietary products that are broadly offered by reverse mortgage lenders, and
- Specific proprietary or HECM products that have been offered to that client by a reverse mortgage lender.

Acceptable software must provide the following:

- Future remaining credit line projections based on credit line draws specified by the client (if the client selects a credit line)
- A comparison of estimated loan details at closing
- Projected loan comparisons at various points in the future including projected figures for total cash received, cash remaining, and total cost expressed in terms of total dollars and a total annual average rate
- Amortization projections for selected products with year-by-year details (the loans negatively amortize: as the loan balance increases, equity decreases)
- Required investment for HECM purchase loans

Counselors must neither encourage nor discourage clients towards or away from specific products. Available software can be found by going to www.hecmresources.org. Only counselors on the HECM Counselor roster may use this software.

HECM PROTOCOL ATTACHMENTS

Attachment A: HUD Counseling Policies

- A.1 Counseling Certificate
- A.2 Paying for Counseling
- A.3 Contents of the Client File
- A.4 Participants in Reverse Mortgage Counseling Sessions
- A.5 Client Privacy
- A.6 Elder Abuse
- A.7 Lender Steering
- A.8 Lender Communications
- A.9 Lender Activities

A.1 Counseling Certificate

Overview of Requirements on Counseling Certificate

All borrowers must have a reverse mortgage counseling certificate in order to proceed with a HECM loan application.

Counselors issue the counseling certificate (HUD-92902) after the borrower successfully completes the counseling session. Counselors generate the certificate only in FHA Connection and not from any other source. The certificate does *not* represent an opinion or decision by the counseling agency about the suitability of a reverse mortgage for the client. Rather, it is a certification that the client has:

- Received HUD's required handouts;
- Received counseling;
- Discussed his or her needs and circumstances and the potential for a reverse mortgage to meet those needs; and
- Has a basic understanding about reverse mortgages.

The certificate includes a list of specific items that the counselor must discuss in detail with the client before issuing the certificate. This list includes:

- Options other than a Home Equity Conversion Mortgage that may be available to the homeowner(s) including other housing, social service, health and financial options;
- Other home equity conversion options that are or may become available to the homeowner(s) such as other types of reverse mortgages, sale-leaseback financing, deferred payment loans, and property tax deferral;
- The financial implications of entering into a Home Equity Conversion Mortgage;
- A disclosure that a Home Equity Conversion Mortgage may: 1) have tax consequences; 2) affect eligibility for assistance under Federal and State programs; and 3) affect the estate and heirs of the homeowner(s);
- A notice that the homeowner need not pay for the services of an estate planner in order to get a HECM loan; and
- A notice that the HECM is due and payable when no remaining borrower lives in the mortgaged property, or when any other covenants of the mortgage have been violated. (Borrowers are those parties who have signed the Note and Mortgage or Deed of Trust).

The counselor must record on the certificate:

- The name of the counselor;
- The name of the counseling agency;
- The employer HCS (Housing Counseling System) ID of the counseling entity;
- The date and signature of both the counselor and all prospective borrowers;
- The date that the client completed counseling;
- The expiration date for the certificate provided by the counselor;
- The type of counseling performed (face-to-face or telephone);
- The duration of the counseling session(s); and
- If applicable, the signature of the client's legal representative.

Only those individuals who must attend the HECM counseling session are required to sign the counseling certificate. Other individuals participating in the session (e.g. a non-borrower spouse) are not required to sign the certificate. However, it is permissible to have others sign the certificate in order to document their presence during the counseling session. Lenders may request this when the borrower's competency is in question and the borrower's legal representative is present for the counseling session.

The counseling certificate is valid for 180 calendar days from the date counseling is completed.

A.2 Paying for Counseling

Borrower-Paid Counseling

Agencies participating in HUD's Housing Counseling Program may charge a fee for HECM counseling services as long as the fee:

1. Is reasonable and customary;
2. Does not create a financial hardship for the client; and
3. Meets the other requirements of the regulation in 24 CFR 214.313.

The housing counseling agency must make a determination about a client's ability to pay based on factors including, but not limited to, income and debt obligations. The housing counseling agency must establish written procedures for determining the client's ability to pay. Such procedures must support a determination of ability to pay that is based on objective criteria. If the counseling agency charges the client a fee, the counseling agency must show that it disclosed its hardship policy to the client. If the client requests a hardship-based waiver of the fee, the client's file must include the information the agency reviewed to make the decision.

Agencies must inform clients of the fee structure in advance of providing services. Counseling agencies must not turn away clients because of an inability to pay. Moreover, agencies may not withhold counseling or the Certificate of HECM Counseling based on failure to pay.

Appropriate Charges

A HECM counseling fee must be reasonable and commensurate with the counseling services that are provided. Agencies may not impose fees upon clients for the same portion of a service, or for an entire service that is already funded with HUD Housing Counseling grant funds.

The fee charged may not be excessive and must be commensurate with services actually performed. The maximum amount an agency may charge is the actual cost of counseling. If counseling requires a prolonged session, multiple sessions, or an in-home session, the counseling agency may charge a higher fee, if commensurate with services provided. All agencies charging fees for HECM counseling must document the actual cost of providing the counseling session in the client file.

Other Individuals Participating in Counseling Session

Agencies participating in HUD's Housing Counseling Program may charge a reasonable and customary fee for each HECM counseling session provided to all other parties related to the client including spouses, children, trustees, and trust beneficiaries who either choose to participate or are required to participate in the counseling session. If counseling for related parties takes place during the same session as that of the client, the agency may only charge a one-time counseling fee. If counseling for related parties occurs in sessions that are separate from the client's session, the fee charged must be considered reasonable and may be charged for each of these separate sessions.

Payment of Counseling Fee

The HECM counseling charges may be paid in two ways.

1. The HECM counseling client or related parties can pay counseling fees directly to the agency. The fee may be collected at the outset or at the conclusion of the session.
2. The clients can pay the counseling fee out of a HECM loan proceeds. In this case, the lender, the borrower and the counseling agency must agree that the closing agent assumes responsibility for remitting payment to the counseling agency at closing. This payment must be reflected in the 800 series or charges on the HUD-1 settlement statement.

A.3 Contents of the Client File

Once the counseling session is complete, the counselor should complete the client file, either paper or electronic is acceptable. As stated in HUD's Housing Counseling Handbook, all counseling agencies *must* maintain a separate, confidential file for each client. The counselor must ensure that the file contains all of the following contents:

- File number:** A file number for the unique counseling interaction;
- Financial Analysis/Budget:** Evidence of analysis of the client's unique financial and credit circumstances as they relate to the reverse mortgage;
- Required Data:** All required fields listed in the Interface Control Document (ICD) of the Client Management System – details regarding these fields can be found at: <http://www.hud.gov/counselors/>.
- Activity Log:** A record of the date, time, duration, and description of each interaction or activity performed with, on behalf of, and by, the client;
- Follow up:** A record of all follow-up communication with the client must be documented. This documentation must also include an account of all attempts to contact clients to conduct follow-up sessions;
- Counseling Participants:** Listing of people other than the borrower(s) that attended the reverse mortgage counseling session and a description of their relationship to the client(s);
- Counseling Certificate:** Signed and dated HECM counseling certificate; if the certificate was not issued, the reason why it was withheld;
- Agency Disclosure Statement:** A copy of the disclosure statement provided to each client in a face-to-face setting or a notation of the date that the disclosure statement was verbally or electronically provided during telephone counseling. The disclosure statement identifies the agency and explicitly describes the various types of services that it provides. It must clearly state that the client is not obligated to receive, purchase, or use any other services offered by the organization or its exclusive partners, in order to receive counseling services. For clients receiving telephone counseling, the agency must verbally or electronically provide a disclosure that meets these requirements.
- Power of Attorney** or other documents relating to legal competency, if applicable;
- Total Annual Loan Cost (TALC):** Assessment of the total annual costs of a reverse mortgage including interest payments and other fees that require payment;
- Amortization schedules** for reverse mortgage loan options;
- Notation** of other brochures or handouts on the reverse mortgage lending process / procedures / timelines, reverse mortgage lenders, and/or alternatives to a reverse mortgage provided to the client;

- Documentation** demonstrating that all required counseling content and information was provided;
- Statement** about client's qualifications as a current or prospective borrower for a HECM or a conventional reverse mortgage;
- Pertinent Documents** including copies (electronic or paper) of pertinent records or correspondence received from the client or created on their behalf;
- Termination documentation** detailing when the housing counseling agency terminated services. The housing counselor must notate the client's file with the date and cause/explanation of termination. Client files must not remain open indefinitely;
- Documentation of Results** of counseling session(s);
- Fees charged**, if applicable; the amount paid through client fees and a copy of the receipt(s) provided to the client;
- HUD Grant Activity**, if applicable, noting whether the activity was partially or fully funded by a HUD housing counseling grant or sub-grant;
- Discussion of Alternatives** listing any service providers, product vendors, products, features, services, or properties about which information was discussed with the client; and
- Miscellaneous Information** obtained during the intake and subsequent housing counseling sessions not mentioned above.

A.4 Participants in Reverse Mortgage Counseling Sessions

The FHA HECM handbook 4235.1 Rev.1 and Mortgagee Letter 2006-25 provide guidelines regarding who must receive reverse mortgage counseling in order to obtain a HECM loan. The handbook also suggests other individuals who may benefit from or be of assistance to the client by attending the counseling session. It is important that reverse mortgage counselors convey this information to every client so that the client can seek additional assistance from friends or family when appropriate. The HECM handbook and mortgage Letter 2006-25 provides the following guidelines on **who is required to attend** and **who may benefit from attending** a reverse mortgage counseling session.

Who *Must* Receive Reverse Mortgage Counseling:

Person(s) on Deed

All persons on the deed to the client's home, who intend to be reverse mortgage borrowers and are eligible for a HECM, must participate in reverse mortgage counseling.

Current Trust Beneficiaries

Current trust beneficiaries or individuals who are eligible HECM borrowers and seeking a HECM loan must attend reverse mortgage counseling and sign the HECM certificate. The trustee must sign the mortgage, but the trustee is not required to attend counseling unless the trustee is also the beneficiary of the loan or a HECM borrower.

Homeowner's Legal Representative

For any homeowner who is not legally capable of decision-making (as determined by an attorney or a court of law), the counseling session must be conducted with a person holding a durable power of attorney or with a court-appointed conservator or guardian on behalf of the homeowner.

Who *May* Receive Reverse Mortgage Counseling:

A Non-Borrower Spouse

When the spouse of a homeowner chooses not to seek, or is ineligible for a reverse mortgage, FHA recommends counseling. In the case of a non-borrower spouse who intends to remove his or her name from the title, counseling ensures that he or she understands the implications of a reverse mortgage and the risks posed by quitclaiming interest in the real estate.

Persons with Reversionary or Remainder Interest, or Trustees and Trust Beneficiaries

Counseling is *not* required for persons with a reversionary or remainder interest in the real estate, or trustees and trust beneficiaries that are not HECM borrowers. FHA strongly encourages these individuals to seek reverse mortgage counseling. The following provisions apply:

- Counselors should provide counseling if requested by persons with a reversionary or remainder interest, or are trustees and trust beneficiaries.
- Persons with a reversionary or remainder interest, or trustees and trust beneficiaries may go to a HUD-approved housing counseling agency of their choice.
- Counseling for these individuals does not have to take place at the same agency that provided reverse mortgage counseling to the original client.
- When counseling services are rendered to persons with a reversionary or remainder interest in the property, or to trustees and trust beneficiaries that are not HECM borrowers, they do not need to sign the HECM certificate.
- Persons with a reversionary or remainder interest in the real estate, or trustees and trust beneficiaries who do not attend reverse mortgage counseling, should nonetheless be familiar with the program requirements for the FHA-insured HECM.

Children of the Homeowner

Children of a prospective reverse mortgage borrower who do not qualify for a reverse mortgage but who currently reside on the property, or who are on the deed for the property under the reverse mortgage, but will be removed from the deed prior to closing, are not required to receive reverse mortgage counseling but are permitted and encouraged to attend counseling.

If requested, reverse mortgage counseling will be made available by a HUD-approved housing counseling agency, but the children or other individuals not on the title may, but are not required to, sign the HECM certificate. Counseling for the children of a prospective borrower does not have to take place at the same agency that provided reverse mortgage counseling to the borrower.

Persons with an Advocacy Interest

Persons with an advocacy interest such as members of the homeowner's family, the homeowner's attorney or friends of the homeowner, may attend the housing counseling session. This DOES NOT include representatives of the lending entity.

A.5 Client Privacy

HUD's basic requirement on the confidentiality of client information is set forth in the HUD Housing Counseling Handbook 7610.1: "The counseling agency must hold in strict confidence all client information regardless of the source or sources from which it is received." In addition, HUD Mortgagee Letter 2004-25 states:

"[B]efore, during, or after the counseling session is completed, the lender may not contact a counselor or counseling agency to refer a client; discuss a client's personal information, including the timing or scheduling of the counseling; or request information regarding the topics covered in a counseling session."

To safeguard further the privacy of their clients, reverse mortgage counselors also **must not**

- accept counseling requests by anyone "on behalf of" consumers, except for persons who are legally empowered to represent such consumers; and
- provide information on the scheduling, progress, or outcome of any counseling case to anyone without the client's express prior signed permission as documented by the counselor in the client's record.

Counselors must not accept counseling requests directly from lenders "on behalf of" clients, or provide information to lenders about the scheduling, progress or outcome of any counseling session without the client's permission. These practices undermine the independence of the counselor's role, disrespect consumer autonomy and violate the confidentiality of the counseling process. Instead, counselors must make it clear to the client from the start: 1) that they have a confidential relationship with the client that is independent of the lender; 2) that the role of the counselor is separate from that of the lender; 3) and that the counselor's job is to represent the best interests of the client. However, if a client has already been in contact with a lender, the counselor should show sensitivity to that established relationship by neither encouraging nor discouraging the continuance of the relationship.

If a lender directly contacts a counseling agency to schedule an appointment on behalf of a client, the counselor must advise the lender of the prohibition against this activity and if it continues, the counselor should contact the HUD Homeownership Center.

A.6 Elder Abuse

Elder abuse is defined as follows: “any knowing, intentional, or negligent act by a caregiver or any other person that causes harm or a serious risk of harm to a vulnerable adult.” Legal definitions vary from state to state, but may include abuse that is physical, emotional, sexual or financially exploitive. The definition may also cover situations involving neglect or abandonment. Financial exploitation is the illegal or improper use of a person’s funds, property or assets. It includes the illegal or improper use of conservatorship, guardianship or power of attorney. It can also involve cashing a person’s checks without authorization or permission; forging a person’s signature; misusing or stealing a person’s money or possessions; or coercing or deceiving a person into signing any document including a counseling certificate, a loan application, or mortgage documents. *Source: National Center on Elder Abuse (see http://www.ncea.aoa.gov/ncearoot/Main_Site/index.aspx)*

Sixteen states require anyone to report suspected abuse, and most other states require ‘human services professionals’ to report suspected abuse, including financial exploitation, of older people. Reports can be made anonymously; conversely, most state laws or policies state that there is no duty to report to the person who lodges the complaint as investigations, actions, and outcomes are confidential. All states provide statutory immunity to those who report a problem in good faith.” *Source: American Bar Association (see http://www.abanet.org/aging/about/pdfs/Immunity_for_Good_Faith_Reporting_Explanation.pdf)*

If a counselor suspects that a conservatorship, guardianship or power of attorney may be invalid, the counselor must refer the case to the HUD HOC or OIG Hotline. According to Mortgagee Letter 2006-25, counselors should caution clients against signing over their funds to loan officers or other parties involved in the mortgage transaction and ensure that clients understand the standard ways in which they can access their loan proceeds.

A.7 Lender Steering

“Lender steering” means inducing a client to contact, select or to avoid a specific lender or lenders. Lender steering can eliminate or sharply reduce client choice in the selection of a lender by substituting the steering party’s judgment for that of the client. It can also constitute a real or apparent conflict of interest on the part of a counseling agency or counselor. Such conflicts can undermine the independence of the counselor’s role in fact or as perceived by clients.

To implement a strict “no steering” policy, counselors must provide their clients with the handout in Attachment C.1 regarding the role of reverse mortgage counselors, in addition to adhering to the following guidelines:

Counselors must not:

- Promote, represent or recommend any specific lender or lenders.
- Speak for any lender or lenders about what they charge clients for origination or servicing fees or third-party closing costs:
 - by providing information on the specific origination or servicing fees being charged by any specific lender or lenders;
 - by suggesting that a client not agree to pay more than any specific amount (other than the maximums established by HUD) for origination or servicing fees or third-party closing costs; or
 - by providing loan printouts based on the specific origination or servicing fees or third-party closing costs that a counselor identifies as being the amounts currently being charged by any specifically named lender or lenders, unless the client has independently obtained this information and requested its inclusion.
- Presume that a client wants to contact specific lenders.
- Induce a client to contact a specific lender or lenders. For example, counseling agencies must not provide a lender name or list to a client who has not asked for help in finding a lender or lenders, or discuss with clients any prior experience with specific lenders.

Counselors must explain to their clients that:

- All lenders charge the same mortgage insurance premium (MIP) on HECM loans.
- HECM and proprietary product interest rates, origination and servicing fees and third-party closing costs can vary from lender to lender.
- HECM origination and servicing fees may not exceed the maximum amounts established by HUD, which the counselor will also provide.
- HUD limits third-party closing costs to what is “usual and customary” in a given area. The client must receive a current estimated total of all such costs, noting that the total actually charged by any given lender is likely to be “in the general vicinity of the estimate, but may be more or less than that amount.”

- The origination and servicing fees and third-party closing costs a lender charges a borrower may vary from one borrower to another and may be negotiable.
- Counselors do not promote, represent or recommend any specific lender or lenders.
- Counselors do not speak for any lender or lenders regarding what they charge clients for origination or servicing or third party closing costs and do not provide information on the specific origination or servicing fees or third-party closing costs being charged by lenders. Lenders are the best source of information about the origination and servicing fees and third-party closing costs they charge.
- A list of approved HUD HECM lenders by state is provided on HUD's website available at <http://www.hud.gov/>
- While being sensitive to steering issues, counselors must not protect lenders against price competition. Instead, they must inform their clients about allowable loan costs and allowable lender prices. Counselors must carefully explain which loan costs are required in order to obtain a loan and which are not. They must identify the specific loan costs that may vary from lender to lender and explain the maximum amount that HUD permits HECM lenders to charge for specific loan costs.

A.8 Lender Communications

Faxing a certificate to a lender is acceptable as long as doing so reflects the client's wishes as expressed by the client to the counselor at any time **after** the counseling has concluded. This approach does not prejudice the outcome of the counseling or risk substituting a lender's wishes for those of the client. Counselors must follow these steps if faxing the certificate:

- If, at any time after the counseling has concluded, a client requests that the counselor fax a certificate to a lender, the counselor must comply with a client's request.
- The request does not have to be in writing. If the client makes a verbal request, the counselor must note this fact in the client's record. The counselor should note the date of faxing and the number to which it was faxed in the client's record.
- If a client makes such a request before counseling has been completed, the counselor must respond that he or she will be happy to comply if that is what the client still wants once the counseling is complete. In these cases, the counselor must acknowledge the request, and then, once the counseling is complete, ask the client if he or she still wants the counselor to fax the certificate to a lender.
- Only the client or his or her legally authorized representative may request that the counselor fax the certificate to the lender.

In the case of telephone counseling, the counselor must follow these steps:

- The counselor must fax a copy of the certificate to the lender that has been signed by the counselor;
- The counselor must then mail a copy of the certificate to the client;
- The client must sign the certificate and then either fax or mail a signed copy to the lender;
- Once the lender receives both copies, the lender can merge the two copies and consider them a complete HECM counseling certificate issued on behalf of the client.

The lender may not proceed with processing the reverse mortgage application until it receives the complete certificate.

A lender may not charge any fees or proceed with processing the loan until it receives the certificate, signed by both the counselor and the client. The counselor must inform the client of this requirement so that the client knows that the loan may not proceed in any way until the certificate is appropriately signed.

A.9 Lender Activities

Reverse mortgage counselors must have an understanding of appropriate and inappropriate lender activities prior to counseling so that they may inform clients on how to avoid predatory practices. HECM Handbook 4235.1 Rev.1 and applicable Mortgage Letters provide the following guidelines for appropriate lender activities:

Lender Activities Allowed Prior to HECM Counseling

- Explain the HECM program or proprietary products
- Discuss whether the prospective borrower is eligible
- Provide information regarding fees and charges associated with reverse mortgages
- Describe the potential financial implications of a reverse mortgage
- Provide the prospective borrower with copies of the mortgage, note, and Loan Agreement
- Order a **limited** (but not a full) title search, which is performed from the date of the search back to the most recent deed on record
- Use automated valuation models (AVMs) to perform a preliminary estimation of the value of the property that will serve as security for the reverse mortgage. The AVM, however, does not take the place of an appraisal. Regardless of whether or not a prospective borrower closes on a HECM, the prospective borrower must not be charged a fee for the AVM.

Note: The client is not obligated to pursue a HECM loan from a lender who takes the initial application or discusses the HECM program with him or her prior to the completion of counseling.

Lender Activities Prohibited Prior to Counseling

- Beginning to process a loan application
- Ordering an appraisal
- Requesting a full title search from the date of search back to the original deed
- Obtaining an FHA case number
- Obtaining a credit report
- Imposing any application fees or any other HECM-related service charges

Note: The lender may only process the initial loan application after the counseling is completed and the lender has received the HECM counseling certificate (HUD Form 92902) containing the date and signatures of both the counselor and client(s). When counseling is completed, the client can request to have the reverse mortgage counselor provide a faxed copy of the HUD 92902 to the lender of his or her choice.

Additionally, a lender should not pressure the borrower to make a decision to go forward with the reverse mortgage too quickly or discourage the participation of family or trusted advisors. Lenders also may not cross-sell other financial products to reverse mortgage borrowers. Specifically, lenders cannot steer clients toward specific products and cannot encourage clients to purchase specific investment products such as annuities with the loan proceeds.

Attachment B: Resources for Counselors

- B.1 Required Handouts for Clients
- B.2 Additional Handouts for Clients
- B.3 SAMPLE: Appointment Confirmation Letter on Agency Letterhead
- B.4 SAMPLE: Follow-up Letter
- B.5 Reverse Mortgage Resources
- B.6 Understanding Total Annual Loan Cost (TALC) Rates and Costs of Reverse Mortgages
- B.7 Refinancing a HECM
- B.8 Annuities
- B.9 Reverse Mortgage Alternatives
- B.10 Assessing the Client's Ability to Make a Reverse Mortgage Decision
- B.11 Reverse Mortgage Online Comparison Tool
- B.12 Using FIT and BenefitsCheckUp as a Budget Tool
- B.13 Reporting Fraud, Abuse, Coercion or Other Questionable Practices

B.1 Required Handouts for Clients

HUD requires that counselors provide all clients with a standard information packet. Except for emergency counseling, counselors must provide this packet to clients prior to conducting the counseling session, and must allow sufficient time to enable clients to read the materials before the counseling session. If emergency counseling is conducted face-to-face, the counselor must give the packet to the client at the session. If conducted by phone, the counselor may email, fax or mail the packet.

The packet contains the following documents:

- HUD's *Preparing for Your Counseling Session* (Attachment C12)
- Loan printout showing TALC
- Loan printout amortization schedule
- Loan comparison printout
- National Coalition on Aging's Booklet, *Use Your Home to Stay at Home - A Guide for Homeowners Who Need Help Now* at www.ncoa.org/rm

B.2 Additional Handouts for Clients

In addition to required handouts for clients, counselors may provide any of the following handouts to clients as supplements to the required handout. This information may be provided to clients before, during or after counseling. These handouts for clients are provided in Attachment C and include:

- Important Information about Reverse Mortgage Counselors
- Reverse Mortgage Eligibility Requirements
- Home Equity Conversion Mortgage (HECM) Features
- Steps in The Reverse Mortgage Lending Process
- Reverse Mortgage Warnings for Consumers
- Questions to Ask Your Lender about Reverse Mortgages
- Reverse Mortgage Borrower Obligations
- Reverse Mortgage Borrower Obligations: A Checklist for Borrowers
- Using a Reverse Mortgage to Buy an Annuity
- Reverse Mortgage Counseling Frequently Asked Questions
- How You Can Access Your Home's Equity with a Reverse Mortgage: Payment Options
- Sample Amendatory Clause and Real Estate Certificate

B.3 SAMPLE: Appointment Confirmation Letter on Agency Letterhead

<Date>

<Homeowner's Name>

<Homeowner's Address>

<Homeowner's City, State, ZIP>

Dear Homeowner,

Thank you for requesting reverse mortgage counseling through <NAME OF AGENCY>. Our role is to provide you with the independent information you need to make your own best decisions about the various reverse mortgage loans and other alternatives that may be available to you. So that you are aware, this agency does not endorse or recommend any reverse mortgage loan or lender. The counseling process explains the key features of reverse mortgages in general by covering the costs, benefits and financial implications of these loans. It also provides information on alternatives to reverse mortgages that may be more beneficial to you.

Your counseling session is scheduled for <DAY>, <DATE> at <TIME>. To prepare for this counseling session, please review the enclosed materials <Please specify the HUD required documents here and the optional documents that you choose to send to your client> and other relevant information that may be related to your situation. Please have these materials on hand for the counseling session. During your counseling session, you will discuss your current financial situation, i.e., income, assets and debts, with the counselor in order to review the alternatives to a reverse mortgage based on your unique situation. You will also want to have paper and pencils handy to take notes. The counseling session will last approximately one hour or longer if necessary.

When the counseling is completed successfully, you will receive a HECM counseling certificate. When you sign this certificate, you will be verifying that you have been counseled by me. You will need a signed copy of the certificate for your lender if you decide to apply for a federally-insured Home Equity Conversion Mortgage (HECM) loan within the next six months. I look forward to talking to you on <DATE> at <TIME>.

Sincerely,

<Counselor Name>

Housing Counselor, <NAME OF AGENCY>

Enclosures

HUD's *Preparing for Your Counseling Session*

Loan Comparison print-out

TALC calculation print-out

Loan Amortization Schedule

NCOA Booklet *Use Your Home to Stay at Home – A Guide for Homeowners Who Need Help Now*

B.4 SAMPLE: Follow –up Letter

<Date>

<Homeowner's Name>

<Homeowner's Address>

<Homeowner's City, State, ZIP>

Dear Homeowner,

Thank you for participating in the reverse mortgage counseling session I conducted with you on <DATE>. Please take the time that you need to review thoroughly the information that I have shared with you before making any decisions about your financial future. If you need more information, or if you have any more questions, please call me at any time.

Enclosed are two copies of the Home Equity Conversion Mortgage (HECM) counseling certificate, which certifies that you have completed and understood the basics of reverse mortgage counseling. Please keep one copy for your personal records. If you apply for a HECM loan within the next six months, please sign and give the second copy of the Certificate to your HECM lender. The lender will need this signed copy to verify that you have been counseled within six months of loan application. If you apply for a different reverse mortgage product other than a HECM, ask your chosen lender whether you need to provide the Certificate. Other reverse mortgage products may require it as well.

<**Amount of time that will pass until counselor calls the client**> from now, I will be calling you to ask if you have any more questions or if you have made any decisions about reverse mortgages or other alternatives available to you.

If you need any further assistance, please do not hesitate to call me at <PHONE #> at any time.

Sincerely,

<Counselor Name>

Housing Counselor, <NAME OF AGENCY>

Enclosures

B.5 Reverse Mortgage Resources

General Reverse Mortgage Resources

- For a list of general resources as well as information about HUD's reverse mortgage program visit www.hud.gov/groups/seniors.cfm.
-
- AARP's websites: www.aarp.org/revmort.
- **National Council on Aging:** for health, independence issues, volunteer opportunities for seniors and benefits available to seniors: www.ncoa.org.
- National Reverse Mortgage Lenders Association website www.reversemortgage.org
 - *Using Reverse Mortgages for Health Care: A NRMLA Guide for Consumers*
 - *Just the FAQs: Answers to Common Questions About Reverse Mortgages*
 - *The NRMLA Guide to Aging in Place*

Resources on Lenders

- **HUD's HECM Lender List:** <http://www.hud.gov/ll/code/llslcrit.cfm>
- **Complaints about reverse mortgage lenders or counselors** should be reported. See Attachment B.13 for FHA contact information.

B.6 Understanding Total Annual Loan Cost (TALC) Rates and The Costs of Reverse Mortgages

Counselors must be familiar with the costs of reverse mortgages. They must be able to explain to clients how:

- Reverse mortgages are most costly at the beginning of the loan term
- The annual average cost of a reverse mortgage generally decreases over time
- Generally, reverse mortgages are best for borrowers who intend to remain in their home over a long period of time, allowing the average cost of the loan to decrease over time.

Although the counselor can provide a general overview of reverse mortgage costs to a client, only a lender can provide the client with the actual costs of a specific product. Only the client can weigh the costs and benefits of a reverse mortgage for himself or herself to determine whether or not the loan would meet his or her needs and circumstances.

Itemized Reverse Mortgage Costs

Lenders often present reverse mortgage products to consumers by emphasizing the itemized costs of the loan, which include:

- Origination Fee
- Up-front MIP (for HECM loans)
- Third party closing costs
- Servicing Fee
- Monthly MIP (for HECM loans)
- Interest

However, these costs do not always allow consumers to tell if one product is more or less expensive than another. In order to compare loan products, a consumer must gather more information beyond the itemized costs to assess the benefit and value of the product, both now and in the future.

Total Annual Loan Cost (TALC) Rates

The TALC rate is the annual average rate that includes all loan costs and takes into account the future loan balance including all loan advances. The TALC is what the interest rate would be if all loan costs had to be included in the interest rate.

TALC rates depend on:

- The payment option and the timing and size of the loan advances
- The loan term
- Home appreciation or depreciation

TALC Rates: Payment Options and Timing of Loan Advances

TALC rates are high at the beginning of the loan because up-front costs are a large part of the total amount owed. Smaller loan advances in the early years generate higher TALC rates because up-front costs are a large percent of the loan balance. However, when these up-front costs are spread out over more years, they become a smaller percent of the loan balance. Larger loan advances create lower TALC rates because they reduce the impact of the up-front costs.

TALC Rates Over Time: Comparing Payment Plans

The following charts display how payment options and payment timing affect the TALC rates for a line of credit reverse mortgage and a tenure plan reverse mortgage.

The tenure loan had up-front costs of \$6,500 for the borrower to receive \$562 monthly. However, after 2 years, the borrower has paid \$9,751 to get \$13,488. The TALC rates decline over time as the borrower receives loan proceeds and the up-front costs become a smaller percentage of the loan balance.

Loan Closing	Loan A: Line of Credit	Loan B: Tenure
Net Cash to Borrower	\$70,298	\$562/month
Total Financed Costs	\$6,500	\$6,500
Loan Balance	\$76,798	\$7,062

After 2 Years	Loan A: Line of Credit	Loan B: Tenure
Net Cash to Borrower	\$70,298	\$562/month
Total Costs	\$21,464	\$9,751
Loan Balance	\$91,762	\$23,239
TALC Rate	13.4%	49.5%

Time Lapsed	Loan A: Line of Credit	Loan B: Tenure
2 years	13.4%	49.5%
12 years	10.0%	10.8%
17 Years	8.3%	9.0%
22 Years	7.3%	6.5%

TALC Rates and Home Appreciation

- The loan balance reaches the principal limit over time
- With higher appreciation of the home's value over time, the rising loan balance is less likely to exceed the principal limit or property value
- As the home value appreciates over time, TALC rates become higher

The chart below shows how different appreciation rates impact TALC rates.

Time Lapsed	0% Appreciation		4% Appreciation		8% Appreciation	
	Line of Credit	Tenure	Line of Credit	Tenure	Line of Credit	Tenure
2 Years	13.4%	49.5%	13.4%	49.5%	13.4%	49.5%
12 Years	5.9%	8.4%	10.0%	10.8%	10.0%	10.8%
17 Years	4.1%	2.2%	8.3%	9.0%	9.7%	11.0%

B.7 Refinancing a HECM

Some clients may want to refinance an existing HECM loan to take advantage of lower interest rates, increased home value or increased lending limits. The costs associated with this transaction must also be taken into consideration when making a final decision regarding a refinance.

When refinancing an existing HECM, the mortgage insurance premium is reduced to cover only 2% of the difference between the original maximum claim amount and the new maximum claim amount.

In the event of a HECM refinance, HECM borrowers should be aware that lenders must provide them with the following information:

- HECM Anti-Churning Disclosure- HUD form 92901
- The total cost of the HECM refinance
- The increase in the principal limit as measured by the estimated initial principal limit on the mortgage to be insured less the current principal limit on the HECM that is being refinanced

The lender must provide a best estimate of funds available to the borrower minus any closing costs and other fees. This ensures that the borrower is provided with information to assist in understanding the amount of new funding that will be available after refinancing the existing HECM..

For HECM refinance, HUD will waive the counseling requirement if all three of the following conditions are met:

- The HECM borrower has received the required HUD Anti-Churning Disclosure form.
- The increase in the borrower's principal limit (as estimated by the lender and provided to the borrower in the Anti-Churning Disclosure form) exceeds the total cost of the refinancing by an amount equal to five (5) times the cost of the transaction.
- The time between the closing on the HECM that is to be refinanced and the application for refinancing does not exceed 5 years.

Information provided on refinancing a HECM is provided in HUD's Mortgagee Letters 2004-18.

B.8 Annuities

An annuity is a contract between a buyer and an insurance company. The insurer agrees to make periodic payments immediately or at some future date in exchange for premiums. For instance, a client may agree to invest \$100,000 in exchange for a promise of \$500 per month for the client's lifetime. In a deferred annuity, the monthly payments would not begin until a specified future date; in an immediate annuity, the payments begin right away. Deferred annuities are often inappropriate for older borrowers who may not gain any benefits from the investment if they have to wait 10 or 15 years.

Annuities are frequently used for retirement savings because they typically offer tax-deferred growth of earnings. There are generally two types of annuities: fixed and variable. Fixed annuities are funds typically invested in bonds, and variable annuities are invested in stocks. Advisors typically discourage older investors from variable annuities because they are designed for long-term growth.

Clients may be interested in an annuity because they can continue to receive payments even if they do not remain in their home. However, a reverse mortgage borrower will have used substantial amounts of cash paying for the costs of both a reverse mortgage and an annuity. Additionally, annuities can have high surrender charges (penalties for early withdrawal of funds) or may put the client's funds entirely out of reach for a period of time. A line of credit option on a reverse mortgage may be more appropriate for a client who is concerned with being able to access funds at his or her discretion.

If clients express interest in purchasing an annuity, a counselor must take extra steps to inform the clients that there are ways to obtain an annuity other than through a reverse mortgage. The counselor must also point out the implications of purchasing an annuity through a reverse mortgage.

The Federal Truth-in-Lending Act (TILA) recognizes the unique difficulty of evaluating the total cost of a reverse mortgage that is used to purchase an annuity. Counselors must supplement specialized TILA cost disclosures for these two-part transactions by giving clients who are considering annuities the document in Attachment C.9 of this protocol.

Counselors must warn clients of potential pressure by lenders to purchase an annuity or other costly security with the reverse mortgage loan proceeds.

B.9 Reverse Mortgage Alternatives

In some cases, alternatives to reverse mortgages may best meet the needs of prospective borrowers. Counselors must be aware of the resources available to senior homeowners and know how to make referrals to these resources.

Primary alternatives to reverse mortgages available to seniors as well as some basic information to assist counselors with identifying local community resources appear below. A counselor must make every effort, after identifying viable options, to contact appropriate agencies and local resources on behalf of the client to help the client access the resources that may be available.

Alternatives to Ownership

➤ Retirement communities

This option may be expensive, but retirement communities offer a number of services such as meals, housekeeping services, transportation and activities. They can allow individuals to keep their independence while being freed from burdensome responsibilities.

➤ Home-sharing arrangements

Clients may be able to find another senior to share a home with, either through informal networking or, in some communities, through an agency that screens and matches potential home-sharers.

➤ Selling

Selling may be the appropriate alternative for some clients. Some reasons why clients may be considering selling their home are:

- The family house is too large and the client wants to downsize.
- The upkeep of the home is too burdensome and/or costly.
- The house needs repairs or upgrades that the client cannot afford.
- The client believes he/she will save money by selling and renting.

Although clients may save money by selling and moving, they must be informed of the cost and lifestyle issues involved with this decision. Clients who sell their homes incur significant costs, such as real estate broker commissions and other transaction fees, moving costs, and costs to set up a new living space. Clients who move at an older age may have a difficult time adjusting to a new environment and neighborhood.

Renting

➤ Subsidized or affordable senior apartments

Subsidized housing is generally available to people age 62 years or older and below a certain income level. Both state and federal programs offer this type of housing, which provide funding towards monthly rent on an apartment. This funding covers the difference between how much the senior is able to pay each month and the actual rent. These apartments may be limited and there are usually waiting lists.

A major benefit of subsidized housing is that a senior who qualifies is less subject to dramatic increases in rent over time as long as the senior's income remains stable. This is an attractive solution for seniors living in a home with a lower value or a home that holds a large amount of debt, as renting may be less costly than maintaining a home and paying a mortgage. Seniors should be aware that subsidized housing program criteria may consider the assets from selling a home or a future large increase in income and may affect their ability to qualify. For alternative housing options, go to www.seniorhousingnet.com/seniors or to the American Association of Homes & Services for the Aging at www.aahsa.org.

➤ **Non-subsidized rentals**

Many communities offer non-subsidized housing for seniors 55 years old or older. Assets do not affect their eligibility to live in the community and therefore seniors have flexibility with their assets and the amount of assets they maintain. Additionally, rent may increase on an annual basis. The tenants of such communities range from seniors to lower-income families who are eligible to live in the community.

Other Financial Options

➤ **Home Equity Loans**

A home equity loan is a type of [loan](#) in which the borrower uses the [equity](#) in his or her home as [collateral](#). These loans are sometimes useful to help finance major home repairs, medical bills or college education. A home equity loan creates a [lien](#) against the borrower's home, and allows the borrower to withdraw funds from the equity while making lower monthly payments. Home equity loans are repaid in monthly payments of principal and interest, which commence as soon as the loan is closed. Borrowers must have sufficient income to qualify for a home equity loan.

➤ **Individual Retirement Accounts**

Many clients may have Individual Retirement Accounts that they can tap into for extra income. There are several types of IRAs including traditional IRAs, [Roth IRAs](#), SIMPLE IRAs and SEP IRAs. Combined with potential tax savings at the time of contribution, IRAs can prove to be very valuable tax management tools for individuals. Depending on income at the time of retirement, an individual may be able to fit into a lower tax bracket with tax-deductible contributions during his or her working years, while still enjoying a low tax bracket during retirement. Seniors who have invested in an IRA may benefit from contacting their financial institution to learn more about their ability to draw on this account.

➤ **Refinance of Existing Forward Mortgage**

If a client has an existing forward mortgage, he or she may be able to refinance the mortgage to obtain a loan with better terms including a lower interest rate. In some cases, the client may be able to obtain cash through a refinance provided there is sufficient income to qualify.

Major Public Benefits

Many low- to moderate-income homeowners are not aware of the fact that they are eligible to receive benefits from major public programs. Counselors must discuss potential eligibility for these programs with their clients.

- **Supplemental Security Income (SSI)** provides monthly cash payments to qualifying low-income persons age 65 and over. To be eligible in 2008, an applicant’s liquid resources (cash and savings) could not be greater than \$2,000 (\$3,000 for a couple), not including the value of a home or car. Monthly “countable income” could not be greater than \$637 for a single person and \$956 for a couple. Some earned income can be excluded from the countable total. Some states also provide additional supplements to the federal SSI benefit. See www.ssa.gov/ssi for current details.
- **Medicaid** is health insurance for low-income individuals paid for by a combination of federal and state dollars. Medicaid eligibility guidelines vary from state to state, and the program goes by different names in different states. SSI recipients are automatically eligible for this program, but many states have established higher income limits for Medicaid eligibility. Liquid resource limits for Medicaid are the same as those for SSI (see above). Eligibility and program information is available at www.cms.hhs.gov/home/medicaid.asp.
- **Medicare Savings Programs** can help pay Medicare premiums, co-payments and deductibles. Like Medicaid, these programs are funded by a combination of federal and state dollars. These programs are also known by a variety of names (e.g. QMB, SLMB). Income limits vary but are somewhat higher than regular Medicaid limits. In 2008, programs that help pay Medicare costs have liquid resource (cash and savings) limits of \$4,000 and \$6,000 for couples. Limits on the amount of allowable income vary from state-to-state. This information can be found at www.medicare.gov.
- Many reverse mortgage clients report prescription drug costs as a major financial strain. **Medicare Prescription Drug Program (Medicare Part D)**, which began in 2006, is an optional add-on to the regular Medicare health insurance program. In most cases, seniors can save 50 percent or more on their drug costs (compared to full retail) by signing up for this program. There is also a Low Income Subsidy program that provides savings that are more substantial for clients who meet income and asset criteria. For more information and a tool to help clients select a plan, visit www.medicare.gov. Additionally, information about the Low Income Subsidy is available at www.ssa.gov.

Resources

Benefits Eligibility

The National Council on Aging maintains a website on Senior Benefits and Programs, available at: www.benefitscheckup.org. In partnership with NCOA, AARP offers a streamlined version for checking eligibility for the 15 most frequently utilized public benefit programs, which is available at www.aarp.org/quicklink. Counselors must complete BenefitsCheckUp for all borrowers whose income falls below 200 percent of the Federal Poverty Level (FPL) or who are disabled. Counselors are required to offer BenefitsCheckUp to all clients however a client who does not fall in one of the previous two categories may decline it. For more information, please see Attachment B.12.

The **Aging Network** is the system of public and private nonprofit agencies and organizations responsible for implementing the Older Americans Act (OAA). Enacted in 1965, the OAA sets forth objectives for improving and maintaining quality of life for older Americans. Federal funds from the Older Americans Act are transmitted to State Units on Aging, which channel them to Area Agencies on Aging.

- **The Administration on Aging (AoA)** is located within the U.S. Department of Health and Human Services. It serves as a:
 - Clearinghouse for information
 - Source for technical assistance, and
 - Catalyst for more effective use of resources for seniors
- **State Units on Aging (SUAs)** are the designated state agencies for serving the elderly. They coordinate related state activities and administer federal funds at the state level.
- **Area Agencies on Aging (AAAs)** coordinate the delivery of a variety of services to meet the needs of the older population, including information and referral, outreach, transportation, in-home care, legal and protective services, counseling, socialization, recreation, and education. Most AAAs are not in the direct service business meaning that they contract out this work to local agencies who provide such services to the older population. The local agencies may be a county Department of Aging, or a nonprofit Council on Aging, or may go by other names. AAA and local agency contact information can be obtained from the Eldercare Locator available at www.eldercare.gov or by telephone at (800) 677-1116.

Aging Network Services

Federal funds support the provision of services in local communities via the Aging Network. Three areas of service benefit the most broadly from federal funding:

- **Information and Referral (I & R):** These programs exist to help older adults and their caregivers find specific information on the programs that are available to them. Many I & R programs also publish a directory of resources or maintain a website with information about community resources for the elderly. These services may or may not be located in an AAA office, but the AAA office will know where to find them. The I&R number can often be found under Senior Citizens in the blue (government) pages of the telephone book.
- **Senior Centers:** Sometimes the I&R office is located in a senior center. These buildings are the focal points for most federally funded, community-based services for older adults. Many senior centers also offer a variety of exercise programs, health screenings, socialization and recreation opportunities, counseling services, hot meals, and other activities.
- **Nutrition Services:** A significant portion of funds allocated by the Older Americans Act is targeted to provide hot noontime meals in senior centers, churches, and other convenient locations. Home-delivered meals may also be available.

Additional Resources

At the community level, a wide variety of additional services and programs may be offered by local public agencies or nonprofit groups. Some of the most common are:

- **Home repair and adaptation services:** These programs provide subsidized minor home repairs, build wheelchair ramps and help make homes safe for older adults. For more information on modifying a home or making **home improvements**, go to www.homemods.org.

This site contains a state-by-state directory for home modification resources for seniors that can help locate local programs providing these services.

- **In-home care, homemaker and chore services:** Many communities have some public assistance available for those who need help with tasks like housekeeping, grocery shopping, or personal care.
- **Adult day care:** These group care programs can be an alternative to expensive one-on-one home care for adults who need constant supervision because of memory loss or other illness.
- **Transportation assistance:** These may be provided by public programs or volunteer groups.
- **Volunteer coordination programs:** Volunteers may be available to help older adults with yard work, house painting, roof repairs, grocery shopping, transportation, social contact and other needs.

Many alternative agencies and organizations also provide resources and support to the senior population. For example:

- Many corporations know that a number of their employees not only care for children but also for their aging parents. Corporate eldercare programs may provide information and referral for their employees, and may provide more tangible support such as using a corporate van to deliver meals or organizing teams of employees to build wheelchair ramps.
- Many hospitals sponsor wellness events or health fairs that provide free blood pressure checks and materials on nutrition and fitness.
- Churches have long supported older members of their congregations. Among the most popular church programs involve “friendly visiting” of older people who are homebound by another member of the church.
- Civic groups focus many charitable events on serving older adults; some offer lending libraries of durable medical equipment (canes, walkers, wheel chairs, etc.) for those of limited means.

B.10 Reviewing the Client's Level of Understanding

The content of a reverse mortgage counseling session is comprehensive and complex. A truly informed decision to apply for a reverse mortgage requires both an understanding of the essential elements of the loan and the ability to apply that knowledge to the client's individual situation. Part of the counselor's role is to review, during and at the end of every session, whether the client has been adequately informed and has a level of understanding indicating he or she grasps the fundamental facts of a reverse mortgage.

When providing counseling by telephone, counselors must be particularly sensitive to a client's level of understanding. Counselors must sometimes judge whether a client has adequate ability to participate in the counseling session, to make reasonable decisions based on the information provided by the counselor, and to understand the risks and consequences of his or her decisions regarding a reverse mortgage.

Review Questions

During the session, counselors must ask ten questions to determine whether the client has understood the essential features of the reverse mortgage. These questions explore some of the most fundamental facts about reverse mortgages – things that every adequately informed client must know. The counselor must disclose to the client that questions will be asked during the counseling session to determine if the client understands the information being discussed.

These questions must not be given as a written test, nor are they to be presented as something the client has to “pass” in order to get the loan. Presenting the questions in these ways may intimidate some clients, causing them to get confused when trying to answer the questions. This means that counselors must be familiar with the set of questions provided, so that they can ask the questions conversationally, framed as a review of the most important concepts presented during the session.

As an example, after discussing when the loan needs to be repaid, the counselor might say: “I want to make sure I am explaining things to you clearly, so I will periodically ask you some questions to make sure. This also gives me a way to emphasize some key aspects of a reverse mortgage. Here's question number 1. When will you need to pay back your Reverse Mortgage loan?” If a client answers incorrectly, the counselor can discuss the concept further and ask the question again.

Clients must answer five questions correctly to receive the Counseling Certificate at the initial counseling session. For additional instructions on what counselors should do if the client cannot answer five questions correctly see the section titled Results of the Review. Counselors must be aware of financially savvy clients when posing questions and adopt the appropriate tone and delivery of these questions. For clients who seem to be having trouble remembering the information, prompts may be given to assist the client in answering the questions. If the client gets a question wrong or only partially right, the counselor should try a prompt or rephrase the question to see if that helps, and then briefly review the right answer before going on to the next question. Whenever possible, avoid yes/no questions.

If there are two or more borrowers, the counselor may request that each client alternate answering questions. In addition, if one client appears to be quieter and less involved during the session, the counselor may direct the questions entirely to that client, while asking the other client to remain silent.

If the quiet client cannot respond, then the counselor may allow the other one to answer the question. The counselor must avoid allowing a dominant client to completely take over the question and answer exchange.

When counseling an older adult with a son or daughter or other advisor present, the counselor must direct questions to the homeowner and ask the other person to remain silent. It may be necessary in some cases to ask the other person to leave the room in order to get a good idea of whether the client has understood the essential features of the reverse mortgage.

If the client is accompanied by a legal representative (e.g., someone who has durable power of attorney), direct the questions to the client whenever possible, asking the agent to remain silent until the client has attempted to answer. If the client is unable to respond adequately, the certificate should be signed by the legal representative only and should include the notation that the client was unable to fully participate in counseling.

The following are lists of questions from which the counselor must choose ten to ask the client:

General Questions About Reverse Mortgages and HECMs

- When you have a reverse mortgage, who owns your house (whose name is on the title/deed)?
- There are several “payment options” or ways to get money from a reverse mortgage. Which payment option do you think will best meet your needs? What other choices do you have (if applicable)? What happens if you change your mind later and want to change your payment plan?
- When you have a reverse mortgage, do you have to make a monthly payment to the bank?
- Does the money you get from a reverse mortgage ever have to be paid back?

Questions to determine if the client understands the implications of a reverse mortgage

- When does the reverse mortgage have to be paid back?
- What homeowner responsibilities will you continue to have after you get a reverse mortgage? What may happen if you do not keep up these responsibilities as a borrower?
- What happens if you use up all the money that is available from the reverse mortgage?
Offer an example tailored to client’s circumstances, e.g., “What if you took all the money from the reverse mortgage in a lump sum and spent every bit of it? What would happen to you? Would you be able to go on living in your house?”
- What happens if the amount you owe under a reverse mortgage gets to be greater than your home is worth at that time? Would you have to move out of your house? Would you have to take out another loan to pay the difference?

- If you get a reverse mortgage, how does that change the amount of money that you will have to leave to your children (or other heirs)? Will your children or other heirs inherit more or less after you die, than they would have without the reverse mortgage?
- How does a reverse mortgage change the amount of money you would have left to take with you if you moved somewhere else like into a retirement community? Will you have more or less left over to spend if you move somewhere else?

Questions for Refinances

- If you refinance your current HECM, will you still have to pay mortgage insurance? How does this work?
- What are some of the additional costs you will incur with a refinance?

Questions for Purchase HECMs

- When you purchase a home with a HECM, will the HECM be held on your existing home or your newly purchased home?
- How will the lender determine how much money you will need at closing? What sources of funds (money) are allowed when you purchase a home with a HECM?
- Why is it important to get a home inspection?
- When you are working with a real estate professional, what are some of the questions you should ask him/her?

Results of the Review

Counselors must make detailed notes about difficulties the client has in answering questions, particularly when the answers are grossly inadequate, as this will help support any decision to withhold or delay issuing the certificate.

Because these questions are meant to test the most basic reverse mortgage concepts, if the client cannot provide adequate answers for five questions, there may be concern about his or her ability to make an adequately informed reverse mortgage decision. If that is the case, the counselor must not issue the counseling certificate after the first counseling session, but must propose additional ways to help the client gain the necessary knowledge. These options must meet the client's specific needs.

The counselor will offer one or more of the following in order to answer the 5 out of 10 questions correctly.

- Schedule an additional session to allow more time to review important topics and possibly at a different time of day, or
- Help the client to arrange a face-to-face counseling session with the original counselor or another counselor, or

- Ask the client if there is someone else he or she could bring with them to or could join in a phone counseling session and schedule another session to include this person.

During any additional counseling sessions, the counselor will ask the review questions again. If the client again is not able to correctly answer five out of the ten questions, the counselor will ask the client if they would like additional time and invite them to come back at a later date after they have had more time to study the materials. A certificate cannot be issued until the client correctly answers 5 out of the 10 questions.

Fraud and Coercion

Although fraud and coercion are not limited to clients with impaired ability to understand and make decisions, cognitively impaired clients are more vulnerable to such exploitation. Counselors should be especially sensitive to the possibility that such a client is being pushed into an inappropriate choice by others who do not have the client's best interests at heart. If the counselor feels that: 1) the client was coerced into pursuing a reverse mortgage, or 2) the client may be a victim of elder abuse or exploitation, the counselor should advise clients that each state has an elder abuse hotline and provide them with the hotline phone number in the client's state. Hotline numbers can be found at http://www.ncea.aoa.gov/NCEAroot/Main_Site/Find_Help/Help_Hotline.aspx

B.11 Reverse Mortgage Online Comparison Tool

The web-based Reverse Mortgage Analyst software calculates principal limits for variations on a HECM based on different interest rates with different indices and margins. This software is available only to counselors who are on HUD's HECM Counselor roster. Although the software generates principal limits for available HECM variations, it is not programmed to generate the principal limits for any specific proprietary reverse mortgage product.

For those products that are not preprogrammed such as "jumbo" reverse mortgages, counselors can enter product information in order to generate printouts. Currently, counselors can enter the costs and terms of any product that has been provided to a specific client by a lender, along with any credit line draws specified by the client.

The software generates individual loan amortization schedules, as well as side-by-side comparisons of projected total principal limits, total costs, remaining credit line funds, leftover equity, and total annual average percentage rate costs at various future points in time related to the client's remaining life expectancy. This information can also be saved and retrieved for each individual client and for any future questions and conversations between the counselor and the client regarding the features of specific reverse mortgages.

Additional features of this software include:

- Ability to produce and email/print information packages for clients;
- Availability of a Client Management System that includes the capacity to schedule sessions with clients and store information about each client's case;
- Capacity to produce loan comparison pie charts that can visually compare two types of loans to demonstrate the differences between them to the client; it may also produce comparisons between one loan type during two periods of the client's life; and
- Ability to create a customized printout for the client on selling their home and how it would affect them based on their property's current value.

When a client has provided loan product details, the counselor must be careful to use the details in order to compare features among different products. The counselor must not steer the client towards or away from a specific product. For further information on obtaining this software, go to www.hecmresources.org.

B. 12 Using FIT and BenefitsCheckUp as a Budget Tool

Counselors are required to complete a budget with every client during the counseling session based on information obtained from the client. Counselors will use NCOA's web-based Financial Interview Tool (FIT) to meet the budget requirement. Using FIT, counselors will ask questions that help the client report income, debt and expenses. Counselors are not expected to request verification of income, debts and expenses from clients in order to complete FIT. FIT is completed based on the client's responses. The objective of completing a budget using FIT is to illustrate to the client their current financial situation and to determine how a reverse mortgage might assist them in meeting their needs and goals. FIT will assist the client in determining whether an alternative form of financial product, housing arrangement or social service may better meet their needs. While completing FIT, a counselor may determine that completing a monthly or annual budget would further benefit the client however, this is not required.

FIT helps counselors assess a client's immediate budget shortfalls, and identify other risks that could affect their ability to use a reverse mortgage to meet longer-term personal goals. Through a few key questions, FIT will facilitate conversations with counseling clients about life factors such as declining health, limitations in the home environment, or recent life transitions such as widowhood that can make it hard for them to stay at home. FIT provides a summary of these factors, which can help counselors identify the features of a reverse mortgage that may be appropriate to meet client goals, assess the impact of their financial needs on remaining equity over time and consider alternative options to a reverse mortgage.

In addition to FIT, counselors are required to complete BenefitsCheckUp, for clients whose income falls below 200% of the Federal Poverty Level (FPL) or who are disabled. Counselors are required to offer BenefitsCheckUp to all clients however a client who does not fall in one of the above two categories may decline it.

Many homeowners consider a reverse mortgage to help pay for homeowner expenses, health care and other basic needs. For those with limited incomes, benefits from existing federal, state and local programs could be an important alternative or supplement to a reverse mortgage. Using BenefitsCheckUp, counselors can quickly screen more than 1,800 public and private benefits programs from all 50 states and the District of Columbia. These benefit programs include tax relief, energy assistance, health care and in-home services, prescription drugs, nutrition programs, housing, and programs for which a client may be eligible, and provide contact information to help them apply for these benefits.

BenefitsCheckUp prepares a report identifying public and private benefits programs for the client to consider. This report includes program details such as program descriptions, application forms, local contact information that answers questions and helps with enrollment, and a listing of necessary documentation to aid in the application process. It is important to note to your client that final program eligibility determination can only be made by the agencies administering the programs.

The decision to obtain a reverse mortgage is the client's decision regardless of the budget results.

B.13 Reporting Questionable Practices

The Protocol provides specific instances that must be reported to either HUD or HUD's Office of Inspector General. There may be other questionable situations that, as a counselor, you may want further guidance on from HUD. Please do not hesitate to contact HUD in any of these situations.

To contact HUD, call toll free (800) CALL FHA (1-800- 225-5342)

Persons with hearing or speech impairments may access this number via TDD/TTY toll free at (877) TDD-2HUD (1-877-833-2483). Your call will be transferred to the HUD Homeownership Center serving your area.

Email – info@FHAoutreach.gov

For more about HUD's Office of Inspector General please go to the website at <http://www.hud.gov/offices/oig/hotline/index.cfm>

To contact the HUD Office of Inspector General Hotline call toll free (800) 347-3735

Persons with hearing or speech impairments may access this number via TDD/TTY at (202) 708-2451

Fax (202) 708-4829

Email - hotline@hudoig.gov

Attachment C: Resources for Clients

- C.1 Important Information about Reverse Mortgage Counselors
- C.2 Reverse Mortgage Eligibility Requirements
- C.3 Home Equity Conversion Mortgage (HECM) Features
- C.4 Steps In The Reverse Mortgage Lending Process
- C.5 Reverse Mortgage Warnings for Consumers
- C.6 Questions to Ask Your Lender about Reverse Mortgages
- C.7 Reverse Mortgage Borrower Obligations
- C.8 Reverse Mortgage Borrower Obligations: A Checklist for Borrowers
- C.9 Using a Reverse Mortgage to Buy an Annuity
- C.10 Reverse Mortgage Counseling Frequently Asked Questions
- C.11 How You Can Access Your Home's Equity with a Reverse Mortgage: Payment Options
- C.12 *Preparing for Your Counseling Session*
- C.13 Sample Amendatory Clause and Real Estate Certificate

C.1 Important Information about Reverse Mortgage Counselors

The materials in Attachment C are for the potential HECM borrowers and their advisors who are counseling clients. Counselors must provide these materials to the clients.

The role of reverse mortgage counselors in HUD's reverse mortgage counseling program is to discuss information with you that will help you make your own decisions about getting a reverse mortgage and other available alternatives. The counselor can help you to decide whether or not a reverse mortgage may be appropriate for you, and which options may be most appropriate given your financial circumstances.

Reverse mortgage counselors do not promote, represent or recommend any specific lender or loan. They do however provide general information on factors you may want to consider in selecting a lender or a loan.

Reverse mortgage counselors can tell you:

- the types of costs that are required for reverse mortgages (both HECMs and proprietary products),
- which types of reverse mortgage costs may vary from lender to lender, and
- the maximum amount that HUD permits HECM lenders to charge for certain loan costs.

Counselors do **NOT** provide any information on the prices charged by any individual lender or loan officer. The prices that a lender or loan officer charges one borrower at one time may be different from what they would charge another borrower or at another time. The costs also vary among other available reverse mortgage products.

Lenders and loan officers are the best source of information regarding the prices they charge and the loan products they offer, while counselors can help you understand any reverse mortgage loan that is offered to you.

C.2 Reverse Mortgage Eligibility Requirements

Typically, to be eligible for a reverse mortgage, you must meet the following requirements:

- You must be of a certain age (for HECM loans, the age is 62).

Note: If both you and your spouse are on the title to your home, you must both be at least 62 years of age in order to qualify for a HECM and many other reverse mortgage products. An ineligible spouse can take his/her name off the title of the property in order to allow an eligible spouse to participate in the program. However, this choice is very risky. If the borrowing spouse should die or otherwise become ineligible, the reverse mortgage will become due and payable and the non-borrowing spouse may be forced out of the home.

- You must maintain primary residence in the property for a HECM loan. This is often a requirement for proprietary loans, but some loan products may not have this requirement.
- If you have debt against your home from an existing mortgage, you must either pay it off before getting a reverse mortgage or use an immediate cash advance from the reverse mortgage to pay it off. If you do not pay off the debt beforehand, or do not qualify for an adequate cash advance to do so, you will not be able to get a reverse mortgage.

- Investment Requirement for HECM to purchase a home

At closing, you must provide a monetary investment, which is the difference between the amount of money you will receive from the HECM and the sales price for your current property, plus any loan related fees that are not financed. Your lender will verify that the funds you use to close on the purchase are the result of money from the sale of your home, cash on hand, or from the sale of personal assets. You may not borrow money or take out a temporary loan to close on a HECM.

Note: If you will not have enough funds to close a HECM loan, you cannot incur additional debt, such as a credit card cash advance or an additional lien against the property from a home equity loan, to make the loan work. FHA regulations require that you have no outstanding financial obligations connected to the HECM transaction.

- HECM borrowers must receive reverse mortgage counseling from a HUD-approved housing counseling agency. Some states and proprietary products require this.
- Your property must meet certain FHA requirements.

Note: For HECM loans, eligible property types include single-family homes, 2-4 unit properties, manufactured homes (built after June 1976), condominiums and townhouses. You, as the homeowner, should confirm the eligibility of your property type with your lender.

C.3 Home Equity Conversion Mortgage (HECM) Features

A Home Equity Conversion Mortgage (HECM) is a loan that allows homeowners that are age 62 or older to convert their home's equity into available cash. A HECM is a reverse mortgage, which works much like a traditional mortgage, only in reverse. Reverse mortgages are "rising-debt, falling-equity" loans, because as debt increases, home equity falls. Rather than making a payment to the lender each month, the lender can send you a loan advance each month if you choose. Unlike a conventional home equity loan, a reverse mortgage does not require any repayment of principal, interest or servicing fees as long as you live in your home. You may use the cash you obtain from a reverse mortgage for any purpose.

Homeownership

Through a HECM, you remain the owner of your home. As with any home, you must continue to pay property taxes and homeowner's insurance. Alternatively, you can arrange for the lender to pay your taxes and insurance and deduct this amount from your reverse mortgage loan proceeds. You will also be responsible for maintaining your home and making necessary repairs.

Debt Payoff

A HECM must be a first mortgage. If you have an existing mortgage, it must be paid off prior to closing or paid off at closing with funds you receive from the HECM. Any additional lien against your property must be subordinated to the HECM.

Principal Limit

The amount of money you may be eligible to borrow depends on your age, home value, and the interest rate. Typically, the older you are, the more cash you will be able to receive. Also, the greater the home value or the lower the interest rate, the more cash you will be able to receive.

Loan Costs

HECMs typically involve four types of costs: an origination fee, closing and other third party costs, servicing fees, and the mortgage insurance premium. You may finance these costs as part of your loan by having them added to the loan balance. Your lender must provide you with a Total Annual Loan Cost (TALC) disclosure for any loans that you are considering prior to your loan closing.

Interest Rates

Interest is charged on all money that you receive and on all loan costs that have been financed, i.e., added to the loan balance. You may select an interest rate that is fixed or that adjusts monthly or annually. However, not all lenders offer all options. Your lender must provide you with the index, the margin and the periodic and lifetime caps for adjustable interest rates.

Payment Plans

You may receive the cash from a HECM in a variety of ways. You can receive the money as a line of credit or through fixed monthly payments for as long as you live in the home or for a shorter specified period of time. Through a line of credit, you may choose to receive the cash all at one time as a single draw on the loan. You may also choose to receive cash at times and in amounts of your choosing through a line of credit or a combination of the different options.

Reverse mortgage loan advances are not taxable and generally do not affect Social Security or Medicare benefits. However, you must be careful that any loan proceeds you retain do not exceed the monthly liquid resource limits for Supplemental Security Income (SSI) and Medicaid.

You have the option of changing your payment plan type at any time for a fee not to exceed \$20.00. You should ask your lender about the procedures for changing your payment plan in the future.

Cancellation

After closing a HECM, you, as the borrower, have 3 days to cancel the mortgage if you choose. This is also known as the “rescission period,” an important measure implemented to protect you, as the consumer. If you are purchasing a new property with a HECM, you will not have the three-day cancellation period. Your closing will be final.

Repayment

HECMs do not have to be repaid until the last surviving borrower dies, sells the home or permanently moves from the home. You may partially or fully repay the loan balance at any time. There are no prepayment penalties for a HECM.

Some products allow “open-end” credit: you may pay back some or the entire loan and then re-borrow the money at another time (a line of credit). Other products have “closed-end” credit, meaning that you may not re-borrow principal that is paid on the loan. Ask your lender which type of credit your loan provides.

Reverse Mortgage Loan Payoff

When the loan becomes due and payable, you or your estate must pay back all of the cash advances, any fees or costs financed as part of the loan, and all interest that has been charged to date. The loan becomes due and payable when the last surviving borrower:

1. Passes away
2. The property is no longer the primary residence of the borrower
3. The last surviving borrower has been unable to occupy the home for more than 12 consecutive months
4. The borrower sells or otherwise transfers ownership of the property, or
5. The borrower fails to perform an obligation under the mortgage

If your home is sold to pay off the loan, you or your estate will not have to pay back more than the amount received from the sale of the home. However, if your heirs or your estate choose to keep the home, they must pay the entire loan balance even if it is greater than the value of the home. This may occur if the home’s value depreciates, if interest rates go up, or if the total payments made during the life of the loan exceed the value of the home.

C.4 Steps in the Reverse Mortgage Lending Process

1. APPLICATION

- **You must receive counseling before the lender may process your application for a HECM loan.**
- **When you apply**, you will be asked to select a payment plan: a line of credit, monthly advances (term or tenure), or a combination of a line of credit and monthly advances. You may be asked to choose between a fixed interest rate and a monthly or annually adjustable interest rate. You also may be asked if you want your property taxes and homeowner's insurance paid directly by advances from your loan.
- **You will need to provide information** required by the lender, which may include photo ID, verification of your Social Security number, a copy of the deed to your home, information on any existing debt (liens) on your home, and your counseling certificate. You could be asked to pay a loan application fee, and could be required to pay other fees, including the cost of a home appraisal and the cost of a credit check. The lender also determines your eligibility to be a HECM or a reverse mortgage borrower, according to the appropriate program guidelines.

2. PROCESSING

- **Your lender orders** an appraisal, title search and insurance, lien payoffs, and any other services needed to complete the loan. An appraiser comes to your home to assess its value and physical condition. If the appraiser finds structural defects or conditions that may affect your health and safety that require repair to be eligible for the loan, you must hire a contractor to make the repairs. If the repairs are relatively minor, it is possible that they will be delayed until after you get the loan.
- **Your lender submits** all required information to the lender's underwriting department, which determines if everything necessary to close the loan is completed correctly.

3. CLOSING

- When your loan is approved by the underwriter, **a date for closing the loan is set** and the final loan documents are prepared. A closing is a meeting at which you sign all the loan documents. It is generally handled by the title company or the lender. Some states require that an attorney be present at closing.
- **After closing, you have 3 business days in which you may cancel the loan except if you are purchasing a home with a HECM.** When these 3 business days are over, you can begin receiving money from the loan and you can use money from the loan as you choose, including paying off any existing debt on your home as required. Two new liens are placed on your home to secure the reverse mortgage (these two liens are explained in the "Frequently Asked Questions" handout). Your loan is then sent to the "servicing" department, or to another company that specializes in servicing reverse mortgages.

4. AFTER CLOSING

Unless you have arranged to have your taxes and homeowner's insurance paid directly from your loan proceeds, **you are still responsible** for making these payments. If you do not, the lender can use loan proceeds to make the payments for you. **If no loan proceeds remain, you should be aware that the entire loan is due and payable, for nonpayment of taxes and insurance.** Additionally, the real estate taxing authority, i.e. city or county, can sell your home for nonpayment of taxes.

- If you have selected a monthly payment plan, the lender will send your payments on the first business day of the month. If you have selected a line of credit, the lender will wait for a request from you before sending any loan advances. You should receive instructions from the lender on how to make requests for funds from your line of credit.

You may request to **change the payment plan** at any time during the life of the loan. The lender may charge a fee, not to exceed \$20.00 for HECM borrowers, for changing your payment plan. You may change the term of payments, receive an unscheduled payment, suspend payments, establish or terminate a line of credit, or receive the entire net principal limit (i.e., the difference between the current principal limit and the outstanding balance) in a single, up-front payment.

C.5 Reverse Mortgage Warnings for Consumers

The following list includes several aspects of the reverse mortgage lending process that you, as a consumer, must be particularly cautious of:

Lender Involvement

Beware of a lender's advice steering you towards or away from a particular reverse mortgage product before you are familiar with reverse mortgage products generally. Lenders cannot be present during counseling sessions nor do they need to be a part of your decision to take out a reverse mortgage.

You should also be cautious of a lender's recommendations on how you use your loan proceeds, particularly if they are recommending a costly annuity or other investment.

Income and Benefits

Keep track of your sources of income, especially if you are receiving any income-based government benefits such as Supplemental Security Income (SSI) or Medicaid. If you allow your reverse mortgage payments to accumulate into liquid assets, it could affect your benefits.

Lender or Product Steering

Beware of lender or product steering by your counselor. During the counseling session, make sure that the counselor has informed you of various options and alternatives that may be available to you. A counselor should not recommend a particular course of action and should help you look at all available options (for example, selling your home or seeking other sources of financial help). A counselor should not tell you what specific loan products may be appropriate but should inform you about all reverse mortgage features generally.

Borrower Obligations

You should be aware of your obligations under a reverse mortgage after you have taken out your loan. You should know what will happen once you begin receiving loan payments each month and what you are responsible for. Consider creating monthly and annual checklists, which should include your obligations such as monthly payments and normal upkeep requirements.

Role of the Reverse Mortgage Broker

The reverse mortgage broker is not a lender. The broker is an independent agent who accepts the loan application on behalf of the lender and deals with the consumer. For HECMs, brokers must be FHA approved. The broker does not fund the loan nor provide money to the borrower. The broker is not responsible for establishing or remitting loan payments. Therefore, do not sign over funds to the broker to set up the line of credit for you.

C.6 Questions to Ask Your Lender about Reverse Mortgages

Here are questions and guidelines to assist you in your discussion of reverse mortgage products with lenders. Your counselor should educate you on all reverse mortgage features, including how the interest rate (fixed vs. adjustable) and payment plan you choose should be based on your unique financial needs and circumstances. You will also be educated on the meaning and implications of each of the various products, costs, and issues mentioned below.

For each product:

- What is the appraisal fee?
- What are the closing costs?
- What is the origination fee? (The origination fee must cover all origination activities. HECM product defines the origination fee as the greater of \$2,500 or two percent of the maximum claim amount of the mortgage, up to a maximum claim amount of \$200,000, plus one percent of any portion of the maximum claim amount that is greater than \$200,000. The total loan origination fee may not exceed \$6,000. The lender may accept a lower origination fee when appropriate.)
- What is the servicing fee? (HECM products maximum: \$35 per month for a monthly adjustable HECM and \$30 per month for an annually adjustable or fixed rate HECM)
- What is the mortgage insurance premium? (For a HECM, it is 2 % of the Maximum Claim Amount plus an Annual Premium of 0.5 % of the loan balance)
- What is the current interest rate? What is the expected interest rate?
- Is the interest rate adjusted monthly or annually? Do you offer any products that have a fixed interest rate?
- How much money do I need to close on a HECM to purchase a property?
- What payments options do you offer? By law, a lender must offer all payment options, term, tenure, line of credit or any combination.
- If there is a credit line payment option, what is the rate of credit line growth?
- Is there a fee to change payment plans?
- What will be my monthly obligations with this reverse mortgage?
- What will be my yearly obligations with this reverse mortgage?
- Am I eligible for a reverse mortgage? Is my spouse eligible?

- Is my home eligible for a reverse mortgage?
- Can I set aside tax and insurance payments so that you can make payments on my behalf?

C.7 Reverse Mortgage Borrower Obligations

This handout covers your obligations under a reverse mortgage. The next handout provides a sample checklist that will help you keep track of your obligations and prevent the loan from becoming due and payable.

Paying Property Taxes

Reverse mortgage borrowers are required to make timely payments on their property taxes. Failure to do so could result in the loss of your home.

- You must pay property taxes yourself or you can ask your lender to pay your property taxes with funds from the reverse mortgage.
- In the case of a term, tenure or modified payment plan, the lender will estimate the annual costs, add the amount to the loan balance and make monthly payments equal to 1/12 of that amount.
- In the case of a line of credit plan, you can ask your lender to pay your taxes using draws on the line of credit when taxes are due.
 - If you choose a line of credit plan, and the line of credit is exhausted, the lender will no longer be able to make payments on your behalf. You will then be responsible to pay the taxes and insurance directly.
 - *Note: that if you do not leave enough money to pay your taxes and insurance once your line of credit is exhausted, you may not be able to meet your loan obligations and you could lose your home.*
- The lender may charge a small fee for paying the taxes and insurance on your behalf. You should inquire about the specific costs with the lender. Paying a nominal fee for this service may help you keep your home in the long run.

Paying Homeowner's Insurance

Homeowner's insurance protects you and the lender from loss in the event that your home is damaged or destroyed by a fire or storm. Reverse mortgage borrowers are required to make timely payments of premiums towards their homeowner's insurance. Flood insurance is also required if the property is located in a flood zone. Failure to do so could result in the loss of the home.

- It is your responsibility as the borrower to maintain active homeowner's insurance.
- You can pay the insurance directly or ask the lender to pay using your loan funds.
- The policy must remain active even if you are absent from the home for a period of time.
- If you find out that your house is in a flood zone, you will be required to maintain flood insurance. You should check on the status and costs of your homeowner's insurance and flood insurance policies. For example, with the rash of hurricanes in recent years, some areas have been rezoned as flood zones requiring flood insurance for the first time. Some insurance companies have also changed the geographic areas where their insurance is available.

Regular Review of Loan Documents

- The HECM adjustable interest rate will adjust every month or year depending on the period selected by the borrower. This is also the case with many other reverse mortgage products. In the case of a HECM, the lender will notify you of a change at least 25 days before the new rate is charged to the loan. It is your responsibility to review this notice.
- The lender is required to send a statement that summarizes your mortgage activity. Statements for HECMs are issued at least annually and may be issued more frequently by some lenders. You should review this statement when you receive it.

Maintaining the Property

Your property must be maintained in at least the condition that it was in when the reverse mortgage was issued. Lenders may perform “drive-by” inspections. If problems are identified, you will be required to remedy them. One suggestion for you is to create a checklist of normal maintenance procedures, and go through this list 4 times each year to make sure that you are keeping your home in good shape.

Repaying the Loan

- Reverse mortgages are typically not due and payable until the last surviving borrower dies, or the home is sold or is no longer the primary residence of the borrower.
- Your estate must pay off the loan if you pass away.
- You may change your payment plan at any time. The fee charged in association with this change will be applied to the loan balance.
- The lender does not own the home, and does not “get” the home when you die. This is a common consumer misconception. The borrower owns the home and title throughout the life of the reverse mortgage, just the same as with a forward mortgage.
- A HECM, and most proprietary reverse mortgage products, can be repaid in a variety of ways. The loan can be paid in one payment from the proceeds of the sale of the home. Alternatively, your heirs might take out another mortgage on the home and pay off the loan with those funds or they may have other funds available to pay off the loan. If the heirs choose to retain ownership of the home and the loan balance exceeds the value of the home, they must pay the full loan balance.
- Prepayment policies may vary depending on the reverse mortgage product. You should discuss prepayment policies with your lender. You may be able to prepay the loan, in whole or in part, without penalty.
- For a HECM, you may prepay all or part of the outstanding balance at any time without penalty. Repayment in full will terminate the loan agreement.
- You may choose to make a partial prepayment to preserve more of the equity in the property, or to increase monthly payments, if a payment plan with monthly payments was selected.
- Most products allow “open-end” credit: you may pay back some of the loan balance and then re-borrow the money at another time.
- Other products have “closed-end” credit, meaning that you may not re-borrow principal that is prepaid on the loan.

C.8 Reverse Mortgage Borrower Obligations: A Checklist for Borrowers

There are many things that you need to do and consider after you have closed on your reverse mortgage. For example, failure to make timely payments of taxes and insurance may make your reverse mortgage due and payable immediately. Here is a checklist to help you keep your reverse mortgage current.

- Pay property taxes on time
- Pay hazard insurance premiums in a timely manner
- Pay flood insurance (this is applicable only if the home is located in a flood zone)
- Maintain the property in good condition and make any necessary repairs
- Review interest rate change notices
- Review annual mortgage statement
- Maintain your permanent residence status
- Change your payment plan if necessary
- Prepay the loan (if applicable)

C.9 Using a Reverse Mortgage to Buy an Annuity

If you are considering using your reverse mortgage to purchase an annuity, here are some facts and features you need to know about:

- your loan options
- annuity benefits
- annuity costs
- public benefits
- annuity choices

Your Loan Options

You may have options on how to have a reverse mortgage loan paid to you. These options may include:

- an immediate cash advance
- a credit line account that lets you take cash advances at times and in amounts that you select
- a fixed monthly cash advance for a specific number of years or for as long as you live in your home
- any combination of immediate cash, credit line, or monthly advance

Clearly, buying an annuity in order to get monthly cash advances is not always necessary. You may get this type of payment plan directly from a reverse mortgage.

Annuity Benefits

An annuity can give you monthly cash advances for life, regardless of where you live. By contrast, reverse mortgages can only last for as long as you live in your home. If you sell or move, your reverse mortgage becomes due and payable. When considering an annuity, you should think about how long you expect to remain in your home.

If you want annuity advances that are the same amount every month, be sure to get a “fixed” annuity. Cash advances from a “variable” annuity may depend on the stock market or other investments that are more risky or volatile. Although they may provide a fixed monthly advance for a while, “variable” annuities can result in a smaller monthly advance after their guarantee periods end.

Fixed monthly annuity advances that continue for life no matter where you live may be smaller than the fixed monthly loan advances you can get from a reverse mortgage for as long as you live in your home. A lender can show you how much you can get each month from a reverse mortgage. You may want to compare this monthly loan advance to the annuity advance you could get.

You may also want to consider the fact that if you were to move into a nursing home and qualify for Medicaid, most of the annuity advances and proceeds from any sale of your home would be used to pay for nursing home costs.

Annuity Costs

Using a reverse mortgage to buy an annuity is generally more expensive than getting monthly reverse mortgage advances. If you buy an annuity with loan proceeds, you will have a larger immediate loan balance, and that means greater interest charges, especially in the early years of the loan. But if you live

beyond your life expectancy, a reverse mortgage/annuity combination can become less costly than a HECM alone.

If lenders know that you intend to buy an annuity with a reverse mortgage, they are required by Federal Truth-in-Lending law (12 CFR 226.33) to give you a Total Annual Loan Cost (TALC) disclosure that includes the annuity. If you want to make certain that you get it, send your lender a letter requesting a TALC disclosure that includes the annuity.

Generally, the least expensive reverse mortgage/annuity plans work like this: You take a reverse mortgage in two parts - as a single draw at closing and as a "term" monthly advance for a specific number of years. You then use the draw on the loan to buy a "deferred" annuity that will begin sending you monthly annuity advances in the first month after the reverse mortgage loan advances end.

A "deferred" annuity is less costly than an "immediate" annuity, which sends you monthly annuity advances immediately after the loan is closed rather than defer such payments to a later date. As long as you do not move before the annuity advances begin, a deferred annuity would give you continuing monthly advances for life. This approach is likely to cost less or provide greater monthly advances than you would get by purchasing an immediate annuity.

On the other hand, if you die before the advances from a deferred annuity begin, you and your heirs would get no cash benefits from a deferred annuity unless you select an optional "period certain" or "death benefit" (see **annuity choices**).

Note: *A "deferred" annuity should not be confused with a "tax-deferred" annuity, which may or may not provide fixed monthly advances for life.*

Anyone who sells you an annuity will be paid a sales commission from the money you use to buy the annuity. If you want to know how much they will be paid, ask them what their sales commission would be. Also, ask if the annuity includes a "surrender" fee that you would have to pay if you later decide to discontinue the annuity.

Public benefits

Annuity income does not affect your Social Security or Medicare benefits under current law. However, if you are eligible for Supplemental Security Income (SSI), you need to understand that annuity income may jeopardize your benefits from this and possibly other programs such as Medicaid.

Annuity advances are counted as income for SSI. Therefore, they can reduce SSI benefits dollar-for-dollar, and might make you ineligible for other programs. By contrast, loan advances generally are not counted as income for SSI, and are not counted as assets if you spend them within the calendar month you receive them. (Source: American Bar Association, Reverse Mortgages: A Lawyer's Guide, 1997, p. 36)

If you now receive, or expect to become eligible for SSI or similar programs (for example, Medicaid), be sure you understand exactly how annuity income would affect your eligibility and benefits.

Annuity Choices

An annuity is only as safe and sound as the company that provides it. You may want to ask the annuity company for its ratings from the firms that provide them. For example, one recognized consumer finance specialist suggests that consumers should look for companies with at least three of these five ratings: A+ from A. M. Best, AA+ from Fitch, Aa3 from Moody's, Aaq from Standard & Poor's, and a B from Weiss.

Many annuity plans offer an optional cash refund (or "death benefit") to your heirs upon your death. This reduces the overall cost to your estate, but it also reduces the amount of your guaranteed monthly annuity advance. Be sure to consider these options carefully.

Some annuities provide monthly advances for a fixed period of time. If you are considering this type of "period certain" annuity, you may want to compare it with the monthly loan advance you could get for the same amount of time from a reverse mortgage "term" plan. You may also want to compare how much you would end up owing in each case.

Conclusion

Only you can decide what best fits your needs, but it makes sense to be careful when considering a major financial decision about choices that may be new to you. You should take as much time as you need to:

- learn what you need to know
- get answers to your questions
- compare your choices carefully
- discuss your choices with people you trust who have no financial interest in your decision

This information was developed by the AARP Foundation's Reverse Mortgage Education Project under a grant (HC 02-0000-011) from the U. S. Department of Housing and Urban Development (11/03). Neither AARP nor the AARP Foundation endorses any specific reverse mortgage lender, product, or annuity. But they want you to have the information you need to make an informed decision about these options and other, less costly alternatives.

The following publications can provide you with additional information:

AARP: www.aarp.org Telephone: (888) 687-2277
"Money Matter: Annuities",

The Securities and Exchange Commission: www.sec.gov, email: PublicInfo@sec.gov
▪ "Variable Annuities: What You Should Know",

Written Requests: Office of Investor Education and Advocacy
SEC
100 F Street NE
Washington, DC 20549

National Association of Insurance Commissioners: www.naic.org, Email: prodserv@naic.org

- “Seniors: Educate Yourself on Annuities”
- “Variable Annuities: Beyond the Hard Sell”
- “Equity-Indexed Annuities- A Complex Choice”
- “Should You Exchange Your Variable Annuity?”

Financial Industry Regulatory Authority (FINRA)

Publications Customer Service: (816) 783-8300 Select Option 2

C.10 Reverse Mortgage Counseling Frequently Asked Questions

Why are reverse mortgages “rising debt, falling equity” loans?

Reverse mortgages are called rising-debt, falling-equity loans, because as debt increases, home equity falls. Lenders, or investors who buy the loans, recoup this debt - the accumulated principal and interest payments - when the home is sold.

Why do I need an appraisal?

An appraisal is needed to determine the market value of your home and to ascertain any required repairs. The property must meet minimum property standards in order to provide adequate security for the loan. If repairs are necessary, they must be made as a condition loan approval. The appraisal must be ordered by the lender and completed by a HUD-approved appraiser.

The appraised value of the home is used to determine the maximum claim amount, which is equal to the lesser of the appraised value of the home or the maximum FHA loan limit in your community.

What if the amount of the loan is different from the lender’s estimate?

The amount of your loan at closing is based on the value of your home and the interest rate. At the time you apply for the loan, you and your lender will probably not know what the appraised value of your home is going to be. Because of this, the estimate that the lender gives you will most likely change once the appraisal is completed.

In addition, the interest rates change from week to week; however, the lender can lock the interest rate at the time you sign the loan application for 120 days. This would keep the rate from changing between the time of the application and the time of closing.

In addition, the loan amount might change if you, as the borrower, choose to let the interest rate “float” or change with the market. In this case, if rates decrease between the time of the application and closing, the principal limit may be recalculated at closing and may result in a larger loan amount.

What if I change my mind and no longer want the loan after I go to closing? Can I back out of the loan?

By law, you have 3 business days to change your mind and cancel the loan. Saturday counts as a business day and Sunday does not. This is called a 3 day right of rescission. Be sure to ask the lender for instructions on this process, as the process for canceling a loan may differ from one lender to another. You should get names of the appropriate people, phone numbers, fax numbers, addresses or written instructions on whatever process the company has in place. You may still be responsible for some of the loan costs if you decide to back out, such as the cost of the appraisal.

Note: If you are closing on a HECM to purchase a home, you will not have three days to change your mind. The loan transaction is finalized at closing.

What annual expenses will I have in connection with this loan?

The annual expenses that you are responsible for are all property taxes, flood and hazard insurance premiums, and special assessments, such as your homeowner’s association or condominium fees. These charges may not be escrowed by the lender so paying them would be your responsibility. It is important

that you budget for these expenses throughout the year so that when payment is due you will have enough money available.

Once the loan closes, how soon can I access my line of credit?

The lender can disburse funds to you after the 3-day right of rescission ends. The disbursement date will appear on page 1, Block I of the Settlement Statement. After the first disbursement, payments from the lender will be made within 5 days of receiving a written request for payment from you. Term and tenure payments will be made on the first business day of each month beginning with the first month after closing.

How soon after loan closing do I have to complete repairs?

The lender determines the length of time you will have to complete repairs after loan closing. The exact date by which you need to have all repairs completed will be on the Repair Rider attached to the Loan Agreement. You will be given a copy of these documents at loan closing.

What happens if the repairs are not complete on the date specified on the Repair Rider?

If the required repairs are not completed by the date specified on the *Repair Rider* to the *Loan Agreement*, the lender must discontinue payments on the loan. The loan will be frozen at a line of credit status, available only to fund repairs and mandatory items such as property charges and Mortgage Insurance Premium (MIP). Upon satisfactory completion of the repairs, the loan may be converted back to the borrower's selected method of payment.

Are any repair inspections required?

The lender is responsible for ensuring that the repairs are inspected by an FHA-approved inspector one or more times before the funds to pay for the repairs are disbursed. The lender must also complete a form HUD-92051, *Compliance Inspection Report*, before funds can be disbursed. The lender may charge an administrative fee and compliance inspection fees.

How will the lender disburse any funds in excess of the cost of the repairs?

The lender will transfer any remaining balance to a line of credit and inform you of the amount available. At that time, if you choose, you can send the lender a written request for an amount not to exceed the amount available and the lender will send a disbursement 5 days after receiving your written request for the funds. Otherwise, the remaining balance will remain in the line of credit.

C.11 How You Can Access Your Home's Equity with a Reverse Mortgage: Payment Options

Reverse Mortgage Payment Options

You can receive reverse mortgage loan proceeds through various payment plans, which may vary depending on which reverse mortgage product you choose.

HECM loans permit the following payment plans:

- term
- tenure
- line of credit
- combinations: modified term/modified tenure

With a HECM loan, you can also change the payment plan at any time during the life of the loan.

Not all of these options may be available for proprietary (non-HECM) products. In addition, a borrower may be required to pay a fee if he or she decides to change payment plans for a proprietary product

This handout provides descriptions and graphics of various payment plans. You should ask your counselor if you have additional questions. If you want to know more about specific reverse mortgage product details, which payment plan options are available for specific products, or how much equity may be available to you through a reverse mortgage, you should contact a lender

Line of Credit

You can choose to have the entire loan placed into a line of credit. With this line of credit, you can access the money at any time until no funds remain.

For HECM loans, the unused portion of the line of credit grows at the “credit line growth rate,” or “note rate,” which is the same rate at which the principal limit grows (the current rate plus half a percent divided by twelve). A proprietary product may have a lower credit line growth rate than that of a HECM, which will affect the amount of cash available to you. You should ask your lender about the line of credit features if you are considering a proprietary product.

Tenure

Under the tenure option, the borrower can receive equal monthly payments as long he or she remains in the home. The amount of each monthly payment is determined by subtracting the age of the borrower (or the age of the youngest borrower on the loan) from 100, and dividing the amount of money made available by the reverse mortgage over that time period. Even if the loan balance exceeds the value of the home, or if he or she lives past age 100, the borrower will continue to receive payments as long as he or she stays in the home and meets the obligations of the loan.

Term

A borrower may choose a term option where he or she would receive equal monthly payments for a fixed period of time of the borrower's choosing, e.g. 5 years or 10 years. The borrower will no longer receive payments at the end of the term, but may remain in the home as long as he or she chooses.

Combinations

Borrowers may also choose a combination of an up-front draw, line of credit, term and tenure payment options. Modified Tenure combines a line of credit with monthly payments as long as the borrower remains in the home. Modified Term combines a line of credit with monthly payments for a fixed period of time determined by the borrower.

C.12 Preparing for Your Counseling Session

Handout for clients appears on the following Page



Preparing for Your Counseling Session

The decision to get a reverse mortgage is an important one. The Department of Housing and Urban Development (HUD) and the Federal Housing Administration (FHA) want to ensure you are able to make an informed decision and that you are able to choose a course of action that will meet your needs. For this reason, housing counseling for HUD's Home Equity Conversion Mortgage (HECM) is required. The purpose of this overview is to provide introductory information on counseling and the HECM program, to help you prepare for your counseling session. After your counseling session, you will have a better understanding of the features of a reverse mortgage; the impact a reverse mortgage will have on your particular circumstances; and whether services or programs other than a reverse mortgage might better meet your needs.

What You Can Expect from Your Reverse Mortgage Counselor

Understanding what to expect from reverse mortgage counselors is an important first step in setting your expectations for your counseling session. Remember, only you can decide if a reverse mortgage is right for your situation. The counselor provides information to assist you in making that decision.

- The counselor is responsible for helping you understand reverse mortgages and the appropriateness of a reverse mortgage to meet your particular need as well as alternatives to a reverse mortgage.
- Reverse mortgage counselors will discuss your financial and other needs for remaining in your home, the features of a reverse mortgage and how it works, your responsibilities with a reverse mortgage, the impact of a reverse mortgage on you and your heirs, and the availability of other assistance you may need.
- The job of the counselor is not to “steer” or direct you towards a specific solution, a specific product, or a specific lender.
- Counselors will help you understand your options and their impacts.

Reverse mortgage counselors are required to follow specific practices, which are designed to ensure you receive quality counseling services and are protected against fraud and abuse. HUD requires that HECM counselors do the following:

- Send you required materials(i.e., this packet) prior to you counseling session,
- Follow established protocols when conducting the counseling session, and
- Follow up with you after the session has concluded.

What You Can Expect from the Reverse Mortgage Counseling Process

Step 1. Schedule an appointment. The counseling process begins when you schedule your appointment for a counseling session. You must schedule an appointment directly with the counseling agency. Your lender cannot initiate or participate in the counseling session. This session is conducted in person or over the telephone; however, HUD advises that, if possible, you meet with your counselor face-to-face to gain greater benefit from your session.

Step 2. Counselor will contact you and send information. Once you have set up an appointment, the agency sends you a packet of information so that you can prepare for your session. Before you begin, you should also know that some agencies charge a fee for counseling; if you cannot afford to pay this fee, you should discuss your inability to pay with the agency at the outset of your session to understand your options.

Step 3. The counselor will collect from you: Your name, contact and other key information, including your interest in obtaining a reverse mortgage, for the counseling session.

Step 4. Counseling session: The counselor will discuss with you your needs and circumstances; provide information about reverse mortgages and other alternative types and sources of assistance that might be available to you. During the session, you will work with the counselor to develop an assessment of your current financial situation using the Financial Interview Tool, which will assist you in determining the best course of action. You should be prepared to discuss your income, debts and expenses. You will also be offered the opportunity to obtain a BenefitsCheckUp which may provide information on funds and services in your area for which you may qualify.

Step 5. Certificate of Completion: Once you complete your session and you and your counselor are comfortable that you understand the essentials of a reverse mortgage, the counselor will issue a certificate which verifies for a lender that you have successfully completed counseling.

Step 6. Follow up: Your counselors will follow up with you to learn if you need further assistance and to understand the outcome of your counseling session. You may also call your counselor to seek further assistance after your session.

How a Reverse Mortgage Works

Before you begin your counseling session, it is helpful if you understand a few basics about a reverse mortgage.

Reverse mortgages enable homeowners age 62 or older to convert their home's equity into available cash – a lender advances you money (the loan) based upon the equity in your home. The amount of money you are eligible to receive generally depends upon the amount of equity in your home and your age at the time you get the loan.

With a reverse mortgage, you remain the owner of your home. You must continue to pay property taxes and homeowner's insurance. You are also responsible for maintaining your home in good condition.

You will not have to repay your loan balance for as long as you live in your home. You can choose to pay off the loan through the sale of the property or prepayment of the loan at any time without penalty. Your estate may retain ownership of the property and must pay off the loan in full or the property can be sold to an unrelated party for the lesser of the unpaid mortgage balance or 95% of appraised value.

Types of Reverse Mortgages

There are three types of reverse mortgages shown in the chart below.

<i>Single purpose</i> reverse mortgage	Typically offered by state and local government agencies to be used in only one specific way, for example, home repairs
<i>Proprietary</i> reverse mortgage	Can be used for any purpose and may be suitable for borrowers with high cost homes
<i>Home Equity Conversion Mortgage (HECM)</i>	Can be used for any purpose and is insured by the Federal Housing Administration.

Payment Plan Options

There are several types of HECM loan plans available, including monthly and annually adjusting interest rate loans as well as fixed interest rate loans. Borrowers can decide to take a line of credit with flexible draw down options, a term loan with fixed monthly payments for a specified number of years, or a tenure plan with guaranteed payments for life or a combination of these options.

Choosing a Reverse Mortgage to Meet your Needs

HECM payment plans are flexible. The best payment plan for you will depend on your current and future financial needs and circumstances. For example:

If you have a small balance on your existing mortgage and would like to pay it off with the reverse mortgage, a line of credit plan would allow you to draw all the funds at loan closing and pay off the current mortgage.

If you need a set amount of money every month to supplement your income to help meet monthly expenses, then a tenure or term payment plan might be a suitable option for you.

If you know you will have some large health care expenses in the near future and want to have the funds available when needed, a line of credit may also meet your needs.

Your reverse mortgage counselor will discuss your goals for a reverse mortgage with you and will explain the different options available to help meet your needs.

Costs to Obtain a HECM

Costs associated with HECMs are the same as those for “forward” mortgages used to purchase a home. These costs include lender fees to originate the mortgage, servicing fees for ongoing administration of the loan and interest on the money you use from the loan. There are also closing costs, which include all the usual and customary expenses associated with obtaining a mortgage, for example, the appraisal, title searches and insurance. HECMs also include a fee for FHA mortgage insurance.

Impact on Tax/Social Service Benefits

Reverse mortgage loan advances are not taxable and do not affect Social Security or Medicare benefits. However, you must be careful that any loan proceeds you retain do not exceed the monthly liquid resource limits for Supplemental Security Income (SSI) and Medicaid.

Alternatives to a Reverse Mortgage

Your HECM counselor will also help you consider options available to meet your needs other than a reverse mortgage. These options include:

- selling your home and moving to a more suitable residence,
- renting as well as other financial options, and
- support services and public benefits that may be available to you in your community

HUD encourages you to learn as much as possible about your options, before you decide on a reverse mortgage. Listed below are resources you can access to learn more about reverse mortgages and elder care.

AARP’s web site at www.aarp.org/money/revmort provides more information on reverse mortgages and calculators that will provide general estimates of the amount of money you might receive from a reverse mortgage. You may also contact AARP at 1 (800) 424-3410.

The National Reverse Mortgage Lenders Association provides consumer information on their website at <http://www.reversemortgage.org/default.aspx> and can be reached by calling (866) 264-4466.

**FHA DISCLOSURES
AMENDATORY CLAUSE / REAL ESTATE CERTIFICATION**

Buyer(s) _____ Date of Agreement: _____

Seller(s) _____ File No.: _____

Property Address : _____

FHA AMENDATORY CLAUSE

It is expressly agreed that notwithstanding any other provisions of this contract, the purchaser shall not be obligated to complete the purchase of the property described herein or to incur any penalty by forfeiture of earnest money deposits or otherwise unless the purchaser has been given in accordance with HUD/FHA or VA requirements a written statement by the Federal Housing Commissioner, Department of Veterans Affairs, or a Direct Endorsement lender setting forth the appraised value of the property of not less than \$ _____. The purchaser shall have the privilege and option of proceeding with consummation of the contract without regard to the amount of the appraised valuation. The appraised valuation is arrived at to determine the maximum mortgage the Department of Housing and Urban Development will insure. HUD does not warrant the value nor the condition of the property. The purchaser should satisfy himself/herself that the price and condition of the property are acceptable.

_____	_____
Borrower	Date
_____	_____
Borrower	Date
_____	_____
Seller	Date
_____	_____
Seller	Date

Note: The dollar amount to be inserted in the amendatory clause is the sales price as stated in the contract. If the borrower and seller agree to adjust the sales price in response to an appraised value that is less than the sales price, a new amendatory clause is not required. However, the loan application package must include the original sales contract with the same price as shown on the amendatory clause, along with the revised or amended sales contract.

REAL ESTATE CERTIFICATION

We, the borrower, seller, and the selling real estate agent or broker involved in the sales transaction certify by our signatures below that the terms and conditions of the sales contract are true to the best of our knowledge and belief, and that any other agreement entered into by any of these parties in connection with this real estate transaction is part of, or attached to, the sales agreement.

_____	_____
Borrower	Date
_____	_____
Borrower	Date
_____	_____
Seller	Date
_____	_____
Seller	Date
_____	_____
Listing Agent (as applicable)	Date
_____	_____
Selling Agent (as applicable)	Date

WARNING: Our signatures above indicate that we fully understand that it is a Federal Crime punishable by fine, imprisonment or both to knowingly make any false statements concerning any of the above facts as applicable under the provision of Title 18, United States Code, Section 1012 and 1014.

Figure 1 - Image of the FHA Disclosures Form