

FHA INFO #20-27

April 14, 2020



**TO: All FHA-Approved Mortgagees and Servicers;
All Other Interested Stakeholders in FHA Transactions**

NEWS AND UPDATES

The Federal Housing Administration today published multiple COVID-19 related policy and other updates to its Home Equity Conversion Mortgage (HECM) program. These updates include:

- Updated Guidance for HECM Claim Type 22 (CT-22) Assignment Claims during the COVID-19 National Emergency
- Temporary Partial Waiver for HECM Tax Arrearages during the COVID-19 National Emergency
- Webinar: Updated Guidance for HECMs during the COVID-19 National Emergency
- Housing Program Specialist Position (HECM) Available in Tulsa, OK

See below for details:

Additional Documentation Flexibility and Extensions of Deadlines for Filing HECM Assignment Claims

Today, the Federal Housing Administration (FHA) published [Mortgagee Letter \(ML\) 2020-12](#), "*Updated Guidance for Home Equity Conversion Mortgage (HECM) Claim Type 22 Assignment Claims during the COVID-19 National Emergency.*" This ML provides the option for servicers to submit alternative documentation for specific claim requirements and extends delivery deadlines for Assignment Claims for HECM mortgagees that have been impacted by the Presidentially-Declared COVID-19 National Emergency.

For servicers that find their ability to obtain required documentation and meet standard deadlines is impacted due to the COVID-19 National Emergency, FHA now allows:

- Alternative documentation for specific HECM Claim Type 22 (CT-22) Assignment Claim requirements
- Extension of time for delivery of original Notes and Mortgages to the Secretary
- Extension of time for delivery of recorded assignments of Mortgage to the Secretary for HECMs with case numbers assigned before September 19, 2017.

This guidance applies only to the Single Family HECM program. FHA Mortgagees that service HECMs are strongly encouraged to read [ML 2020-12](#) in its entirety.

In addition to the COVID-19-related options announced today, FHA will continue to comprehensively review its policies in its on-going efforts to provide servicers with the tools needed to assist homeowners with FHA -insured mortgages.

Updated Mortgagee Q&As and Other Information for Borrowers

FHA has also added new Q&As to its [FHA Single Family COVID-19 Q&A](#) to address questions on mortgagee advances of property taxes on behalf of HECM borrowers and when mortgagees must notify HUD that a HECM has automatically become due and payable because of the death of the last surviving HECM borrower. Additional Q&As regarding Servicers' responsibilities in connection with the HECM-related provisions of [Mortgagee Letter 2020-06](#), have also been added. The Q&A is available on the [Single Family main page](#) on hud.gov.

FHA has also posted a consumer-oriented Q&A to help homeowners better understand what loss mitigation options are available to them during this national emergency. It is available on the [Loss Mitigation Services for FHA Homeowners](#) page on hud.gov.

Quick Links (You should use a different web browser if you encounter issues opening documents in Internet Explorer)

- View Mortgagee Letter 2020-12 and all other archived Mortgagee Letters at: https://www.hud.gov/program_offices/administration/hudclips/letters/mortgagee
- View the FHA COVID-19 Q&A on the Single Family main page on hud.gov at: https://www.hud.gov/program_offices/housing/sfh
- Access the Loss Mitigation Services for FHA Homeowners consumer page on hud.gov at: https://www.hud.gov/program_offices/housing/sfh/nsc/lossmit

Temporary Partial Waiver for HECM Tax Arrearages during the COVID-19 National Emergency

Today, the Federal Housing Administration (FHA) issued a [temporary partial waiver](#) of [Mortgagee Letter 2015-11](#). This waiver allows mortgagees to offer a recalculated repayment plan for unpaid property charges to HECM borrowers.

Many HECM borrowers, like millions of other homeowners, are experiencing significant difficulties due to the COVID-19 national emergency including decreased income and reduced ability to move from their homes. Given these constraints, many HECM borrowers are likely unable to send, in accordance with their repayment plans, payments to their servicers in a timely manner.

This temporary partial waiver will allow them to repay property tax arrearages of any amount if the borrower is unable to make two consecutive payments during the COVID-19 national emergency. This waiver is effective immediately and will remain in effect until October 30, 2020.

Quick Links (You should use a different web browser if you encounter issues opening documents in Internet Explorer)

- View the temporary partial waiver of HECM tax arrearages on the Waivers page at: https://www.hud.gov/program_offices/administration/hudclips/waivers/
- View Mortgagee Letter 2015-11 and all other archived Mortgagee Letters at: https://www.hud.gov/program_offices/administration/hudclips/letters/mortgagee

FHA's Updated Guidance for Home Equity Conversion Mortgages (HECMs) During the COVID-19 National Emergency Webinar

Webinar Title: **NEW** **FHA’s Updated Guidance for Home Equity Conversion Mortgages (HECMs) During the COVID-19 National Emergency**

Date/Time:

- Wednesday, April 22, 2020, 2:00 PM – 3:00 PM (Eastern) AND
- Wednesday, April 29, 2020, 2:00 PM – 3:00 PM (Eastern)

(This is the same webinar. It is offered on two separate dates to maximize attendance.)

Event Location: Online Webinar - No Fee

Registration Link: <https://register.gotowebinar.com/rt/50893500780983052>

Description: This free, online webinar will provide a detailed overview of options available to HECM servicers and borrowers affected by the Presidentially-declared COVID-19 national emergency in accordance with the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) announced in [Mortgagee Letter 2020-06](#), as well as the options provided by FHA to file Claim Type 22 claims announced in [Mortgagee Letter 2020-12](#).

Special Instructions: This webinar is open to all interested stakeholders. It is being offered on two different dates to maximize attendance. You may select the date you would like to attend when registering. For additional information, please email: stacey.a.brown@hud.gov

Housing Program Specialist Position (HECM) Available in Tulsa, OK

The Federal Housing Administration (FHA) is seeking qualified candidates to fill the Housing Program Specialist position in its Tulsa, OK office. The person selected for this position will be part of a dynamic team that supports the Home Equity Conversion Mortgage (HECM) — or reverse mortgage — program, which helps seniors age-in-place by accessing the equity in their homes.

Job Title: **RE-POST** **Housing Program Specialist**

Job Announcement Number: [20-HUD-853-P](#) – Open to the Public
[20-HUD-852](#) – Open to Current Federal employees and to Other Specific Groups Listed in the Job Announcement

Date Range to Apply for the Position: 4/2/2020; closes 4/17/2020 at 11:59 PM (Eastern)

Pay Scale-Series–Grade: GS-1101-11/12 – Open to the Public
GS-1101-9/11/12 – Open to Current Federal employees and to Other Specific Groups Listed in the Job Announcement

Location: Tulsa, OK

Resources

Contact the FHA Resource Center:

- Visit our online knowledge base to obtain answers to frequently asked questions 24/7 at: www.hud.gov/answers.
- E-mail the FHA Resource Center at: answers@hud.gov. Emails and phone messages will be responded to during normal hours of operation, 8:00 AM to 8:00 PM (Eastern), Monday through Friday on all non-Federal holidays.
- Call 1-800-CALLFHA (1-800-225-5342). Persons with hearing or speech impairments may reach this number by calling the Federal Relay Service at 1-800-877-8339.

FHA INFO Archives:	Visit the FHA INFO Archives to access FHA INFO messages issued from 2012 to the present.														
Subscribe/Unsubscribe Instructions:	To subscribe to the Single Family FHA INFO mailing list you can use this link: FHA INFO or send a request by email to: answers@hud.gov Bulk subscriptions: To sign up your entire office or a large group, send the list of email addresses (in the format below) to: answers@hud.gov aaa@xyz.com bbb@xyz.com ccc@xyz.com To Unsubscribe follow the unsubscribe instructions on that page.														
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