



OFFICE OF SINGLE FAMILY HOUSING

FEDERAL HOUSING ADMINISTRATION



Important information for reverse mortgage holders and their spouses



What happens if you are gone or incapacitated?

Prepare for the future

When you got your reverse mortgage, also known as a Home Equity Conversion Mortgage (HECM), your spouse may not have been included on the application or legal documents. In the case of your death or failure to occupy the home for 12 consecutive months (including a stay in a medical or nursing facility), your reverse mortgage may become due and payable. If your spouse was not on the original application, he/she will be unable to withdraw additional funds and will be required to repay the amount borrowed, which might result in foreclosure.

Know your options

Your HECM is insured by the Federal Housing Administration (FHA), a division of the Department of Housing and Urban Development (HUD). Recent changes have been made to ensure that in the event of your death or incapacity, your spouse may be able, under certain conditions, to defer repayment and remain in the property. The spouse must obtain title to the home and continue to reside there; all property charges, taxes, and insurance must be kept current; and the property must be adequately maintained. Other changes facilitate the satisfaction of the reverse mortgage, or sale of the property by your spouse, heir(s), or estate.

What you can do

Contact your reverse mortgage lender to determine if your spouse will be eligible for deferment, and to discuss the requirements and other options.

You may also contact a HUD-approved housing counselor in your area; locate one at:
www.hudexchange.info/programs/housing-counseling/customer-service-feedback/.

To contact FHA directly, email answers@hud.gov, or telephone (800) CALL FHA (225-5342) during business hours.