

REVISED

Notice to Homeowner

Assumption of HUD/FHA Insured Mortgages

You are legally obligated to make the monthly payments required by your mortgage (deed of trust) and promissory note.

If you sell your home by letting a purchaser assume your mortgage, you are still liable for the mortgage debt unless you obtain a release from liability from your mortgage lender. You may obtain a release from liability by (1) making your request for the release in writing, (2) having the credit of your purchaser approved by HUD/FHA or your lender, (3) requesting that the purchaser of your property execute an agreement to assume and pay the mortgage debt thereby agreeing to become the substitute mortgagor and (4) having your lender complete Form [HUD 92210-1](#) "Approval of Purchaser and Release of Seller."

If your mortgage was closed on or after December 1, 1986 and you sell your property but do not obtain a release from liability and if the purchaser assumes responsibility for the debt rather than merely taking title subject to the mortgage, then both you and the purchaser of your property will be liable, both individually and jointly, for any default for a period of 5 years following the date of assumption. After 5 years, only the purchaser will remain liable unless the mortgage is in default at the time the 5 year period expires. If the purchaser takes title subject to the mortgage without assuming personal liability for the debt, you will remain liable for the full term of the loan.

If you wish to pursue being released from liability, you should get in touch with your mortgage lender.

Questions concerning your release from liability should be directed to your mortgage lender or you should get in touch with the Housing Management Staff of your local HUD Office. Your lender can provide you with the address of the HUD Office which has jurisdiction over your property.

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