

FHA INFO #13-04

Distribution Date: January 30, 2013

Changes to HECM Program / Training Opportunities / New Lead Based Paint Pamphlet

### **Changes to the HECM Program**

On April 1, 2013 the Home Equity Conversion Mortgage (HECM) program will consolidate the Fixed Rate HECM Standard and Fixed Rate HECM Saver initial mortgage insurance premiums and principal limit factors under the HECM Saver fixed interest rate pricing option. Mortgagees shall designate HECM Saver as the initial mortgage insurance premium and use the HECM Saver principal limit factors to determine the amount of funds available to prospective mortgagors on a fixed interest rate HECM loan. Prospective mortgagors seeking an adjustable interest rate mortgage can continue to use the HECM Standard pricing option and principal limit factors. Read **ML 2013-01** for additional information related to the consolidation and instructions on how to obtain a HECM fixed interest rate case number.

To see all FHA Mortgagee Letters visit: <http://bit.ly/HUDml>

### **Home Equity Conversion Mortgage (HECM) Counseling Protocol Compliance**

This message is a reminder to all HUD approved housing counseling agencies that provide reverse mortgage counseling of the importance of the requirements of the HECM counseling protocol found in HUD Handbook 7610.1 REV-5, Appendix 4. Your adherence to the procedures outlined in the protocol insures that all client(s) receive thorough counseling on the following topics: how reverse mortgages work; the implications of reverse mortgages; how they may be beneficial to the client's individual situation, and, possible alternatives to reverse mortgages...

To read this message in its entirety please

visit: [http://portal.hud.gov/hudportal/documents/huddoc?id=ohc\\_hecm012913.pdf](http://portal.hud.gov/hudportal/documents/huddoc?id=ohc_hecm012913.pdf)

### **Training Opportunities**

**Webinar Title:** Basic Credit/Liabilities Underwriting

**Date/Time:** Wednesday, February 20 from 11:00 AM to 12:30 PM Eastern

**REGISTRATION REQUIRED - Registration Link:** <http://www.visualwebcaster.com/event.asp?id=91968>

**Description of Webinar:** This FREE FHA Webinar is intended for mortgage loan professionals, including loan officers, underwriters and processors, new to FHA OR who wish to refresh their knowledge of basic FHA Credit and Liability Underwriting Policies. Topics will include overall credit history and liability analysis, short sales and non-traditional credit guidelines.

**Special Instructions:** There is no call-in number for this webinar; all audio will be through your computer speakers. Please keep the e-mail you receive after you register, you will need it to access the webinar. This webinar will be archived and closed captioning is available.

**Questions:** E-mail us at [denverhoc-pudtraining@hud.gov](mailto:denverhoc-pudtraining@hud.gov)

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**Webinar Title:** Income and Assets

**Date/Time:** Thursday, February 28 from 11:00 AM to 12:30 PM Eastern

**REGISTRATION REQUIRED - Registration Link:** <http://www.visualwebcaster.com/event.asp?id=91969>

**Description of Webinar:** This free FHA Webinar is intended for mortgage professionals, including loan officers, underwriters and processors, new to FHA or who wish to refresh their knowledge of basic FHA income and assets underwriting policies. Topics will include effective income, rental income and the self-employed individual's income. Acceptable sources of funds including gift fund and secondary financing guidelines will also be covered

**Special Instructions:** There is no call-in number for this webinar; all audio will be through your computer speakers. Please keep the e-mail you receive after you register, you will need it to access the webinar. This webinar will be archived and closed captioning is available.

**Questions:** E-mail us at [denverhoc-pudtraining@hud.gov](mailto:denverhoc-pudtraining@hud.gov)