

FHA INFO #15-45

June 12, 2015



**TO: All FHA-Approved HECM Mortgagee Servicers  
All FHA-Approved HECM Housing Counselors**

## NEWS AND UPDATES

### **Revised Mortgagee Optional Election Assignment for Home Equity Conversion Mortgages (HECMs) in Mortgagee Letter 2015-15**

**Alternative Path to Claim Payment for HECMs with FHA Case Numbers Assigned Prior to August 4, 2014 and an Eligible Surviving Non-Borrowing Spouse**

Today, the Federal Housing Administration (FHA) published [Mortgagee Letter 2015-15](#), *Mortgagee Optional Election Assignment for Home Equity Conversion Mortgages (HECMs) with an FHA Case Number assigned prior to August 4, 2014*. This Mortgagee Letter sets out an alternative path to claim payment, the Mortgagee Optional Election (MOE) Assignment, that mortgagees may choose for an eligible HECM with an Eligible Surviving Non-Borrowing Spouse and an FHA case number assigned **prior to August 4, 2014**.

Under the MOE, mortgagees may assign eligible HECMs to FHA, despite the HECM being otherwise eligible to be called due and payable as a result of the death of the last surviving borrower. The assignment allows eligible surviving Non-Borrowing Spouses to remain in the home.

FHA recently rescinded Mortgagee Letter 2015-03, which provided for a MOE Assignment that required a HECM to comply with either a Factor Test or a Principal Limit Test—tests that provided certain eligibility parameters—to be eligible for the MOE Assignment. Mortgagee Letter 2015-15 removes the Factor Test and Principal Limit Test requirements from the MOE Assignment option, and also expands timeframes for certain mortgagee actions related to:

- The mortgagee's notification to FHA of its election of the MOE Assignment path to claim payment; and
- The subsequent assignment of the eligible HECM to FHA.

### **Quick Links**

- Review Mortgagee Letter 2015-15 as well as all other Mortgagee Letters at:  
[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/administration/hudclips/letters/mortgagee](http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/letters/mortgagee)

## 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](http://www.hud.gov/answers).
- E-mail the FHA Resource Center at [answers@hud.gov](mailto: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 Information Relay Service at 1-800-877-8339.

### RESOURCE INFORMATION

<b>FHA INFO Archives:</b>	Visit the <a href="#">FHA INFO Archives</a> to access FHA INFO messages issued from 2012 to the present.	
<b>Subscribe/Unsubscribe Instructions:</b>	<p>To subscribe to the Single Family FHA INFO mailing list you can use this link: <a href="#">FHA INFO</a> or send a request by email to: <a href="mailto:answers@hud.gov">answers@hud.gov</a></p> <p>Bulk subscriptions: To sign up your entire office or a large group, send the list of email addresses (in the format below) to: <a href="mailto:answers@hud.gov">answers@hud.gov</a></p> <p><a href="mailto:aaa@xyz.com">aaa@xyz.com</a>  <a href="mailto:bbb@xyz.com">bbb@xyz.com</a>  <a href="mailto:ccc@xyz.com">ccc@xyz.com</a></p> <p><a href="#">To Unsubscribe</a> follow the unsubscribe instructions on that page.</p>	
<b>Resource Links:</b>	<a href="#">Archived Webinars</a> <a href="#">Career Opportunities</a> <a href="#">Contracting Opportunities</a> <a href="#">Events &amp; Training</a> <a href="#">FHA Forms</a> <a href="#">FHA Homeownership Centers</a> <a href="#">FHA Mortgagee Letters</a>	<a href="#">Foreclosure Assistance</a> <a href="#">Grant Opportunities</a> <a href="#">HUD Homes Property Listings</a> <a href="#">HUD.gov</a> <a href="#">Making Home Affordable</a> <a href="#">Presidentially Declared Disaster Areas</a> <a href="#">Visit our Single Family Home Page</a>



We hope that you will want to continue receiving information from HUD. We safeguard our lists and do not rent, sell, or permit the use of our lists by others, at any time, for any reason. Connect with HUD on [Social Media](#) and follow Secretary Castro on [Twitter](#) and [Facebook](#). If you wish to be taken off this mail list, please [go here](#)