

GENERAL ELIGIBILITY REQUIREMENTS SUMMARY

Requirement	Description
Property Location	Available for properties located in licensed states.
Loan Purpose	Both purchase and refinance transactions are eligible.
Borrower Entity	Borrowers must be an individual or individuals (not a corporation or partnership). Title to the subject property may be held in the name(s) of the individual(s) or one of the following, subject to certain conditions: <ul style="list-style-type: none"> • A Living Trust • An Illinois Land Trust • A Life Estate
Age of Borrower(s)	All borrowers must be at least 62 years of age at the signing of the final loan application at closing. There is no maximum age limit for a borrower.
Citizenship and Immigration Status	Waiting periods applicable as per VA/AUS. In addition to U.S. citizens, permanent and non-permanent resident aliens are also eligible for reverse mortgages, subject to satisfactory documentation.
Social Security Number	All Borrowers must have a valid Social Security Number (SSN) regardless of citizenship or resident status.
Occupancy	The subject property must be the principal residence of each borrower. Married spouse or other co-borrowers may be living apart because one of them is temporarily or permanently in a healthcare facility. However, at least one borrower must be living in the home.
Federal Debts	The borrower may not be delinquent on any Federal debt or have a lien (including taxes) placed against his/her property for a debt owed to the United States that cannot be brought current, paid or otherwise satisfied, or a satisfactory repayment plan made between the borrower and Federal agency owed and verified in writing.
Federal Exclusions	The borrower and other parties to the transaction may not be suspended, debarred or otherwise excluded from participation in any HUD program.
Income Qualification	There are income requirements for all HECM borrowers with case numbers 4/27/2015 or after. Income will be calculated against debts, property charges, a maintenance fee of .14 per sf of the property and residual income must meet the VA residual table. For Non-Borrowing spouses or Household members their income may be used to reduce the family size or as a compensating factor for qualification. There are no DTI requirements.
Competency, Guardians, Conservators, Power of Attorney	A borrower lacking competency may have a court-appointed guardian or conservator, or may have granted Power of Attorney while competent to another individual. Such borrowers are eligible subject to certain conditions. Competency at signing POA must be verified.
Counseling	Borrowers, non-borrowing spouses, and anyone on title at the time of application must receive reverse mortgage counseling from a HUD-approved housing counseling agency. POA, Conservators or Guardians, if signing, must also receive counseling.
Eligible Properties	The subject property may be a one-to-four family residence, including units in HUD-approved condominium projects and manufactured homes that meet HUD and LHFSWD requirements. Mobile homes and units in co-operative projects are not eligible. The land on which the subject property is located must be owned in fee-simple or in a leasehold estate meeting HUD requirements. The property improvements may not have physical deficiencies or adverse conditions that could affect the safety of the occupants or the security and soundness of the subject property. Repairs may be required prior to loan closing or through a repair set-aside.
Non-Borrowing Spouse	All spouses who are under the age of 62 and therefore ineligible to be a "borrower" will have their age factored into the determination of the Principal Limit Factor benefit amount, provided they satisfy the Eligible Non-Borrowing Spouse requirements for deferral. This will insure the extension of the loan after all borrowers are deceased. They will have rights to remain in the home but will no longer be allowed to access any unused funds available. Determination will be made if a spouse is eligible or ineligible at origination. Eligible NBS must have been the spouse of a HECM mortgagor at the time of closing and have remained the spouse of such HECM mortgagor for the duration of the HECM mortgagor's lifetime. They must be properly disclosed to the mortgagee at origination and specifically named as a Non-Borrowing Spouse in the HECM documents; and have occupied, and continue to occupy, the property securing the HECM.



Equal Housing Opportunity Lender. Please note that all information is provided for informational purposes only, for the exclusive use of licensed mortgage professionals, and not for distribution to the general public. This information does not represent an offer or commitment to enter into a loan agreement by Land Home Financial Services, Inc. (LHFS). Not all programs are available in all areas and rates and costs stated do not apply to all loans made. LHFS's underwriting guidelines and program restrictions apply. Terms and programs listed are subject to change without notice. LHFS only conducts business in states approved to. LHFS is an Equal Housing Opportunity Lender. For complete licensing information go to <http://www.nmlsconsumeraccess.org>. Corp NMLS #1796.