REVERSE MORTGAGE CHECKLIST

1. Explore Your Goals

☐ Identify why you are considering a reverse mortgage
☐ Review your current mortgage balance
☐ Estimate your available home equity
☐ Discuss retirement income and cash-flow needs
☐ Consider how long you expect to remain in the home
☐ Include your spouse, family, or financial adviser when appropriate. A HECM is generally available to homeowners age 62 or older, and the home must be the borrower's principal residence.

2. Review Eligibility

☐ Confirm that all borrowers are at least 62 years old
☐ Confirm the home is your principal residence
☐ Review the existing mortgage and property liens
☐ Determine whether current liens can be paid off at closing
☐ Review federal debt status
☐ Evaluate your ability to pay future property charges
☐ Discuss an eligible non-borrowing spouse, if applicable
Existing liens generally must be satisfied at closing, and borrowers must have the financial capacity to meet ongoing property expenses.

3. Complete Counseling and Application

☐ Speak with a reverse mortgage loan professional
☐ Receive required disclosures and loan illustrations
☐ Schedule HUD-approved HECM counseling
☐ Complete the counseling session
☐ Receive your counseling certificate
☐ Complete the reverse mortgage application
☐ Review and select the appropriate interest-rate and proceeds-disbursement option.
HUD-approved counseling is required before a HECM can be completed.

4. Gather Documents

☐ Government-issued identification
☐ Social Security or pension statements
☐ Recent bank and investment statements
☐ Current mortgage statement
☐ Property-tax statement
☐ Homeowners-insurance declaration page
☐ HOA statement, if applicable
☐ Trust, power-of-attorney, or ownership documents, if applicable
☐ Additional documents requested by the lender

Need Help Evaluating a Reverse Mortgage?

Tres "The Magic Mortgage Lender" Miller
Mortgage Loan Officer
Utah Homeownership Authority
435-229-9797

5. Appraisal and Processing

☐ Schedule the FHA appraisal
☐ Provide the appraiser access to the property
☐ Review any required property repairs
☐ Complete requested repairs, if applicable
☐ Respond quickly to lender document requests
☐ Complete the financial assessment
☐ Review any required tax-and-insurance set-aside
☐ Review the final principal limit, loan terms, costs, and available proceeds

6. Before Closing

☐ Review the HUD-1 Settlement Statement, final Truth-in-Lending disclosure, and other closing documents.
☐ Confirm how the existing mortgage will be paid off
☐ Confirm the amount and method of available proceeds
☐ Review interest, mortgage-insurance premiums, and closing costs
☐ Review the three-business-day right of rescission, when applicable
☐ Confirm property-tax and insurance responsibilities
☐ Ask any final questions before signing

7. After Closing

☐ Keep copies of all loan documents
☐ Continue paying property taxes on time
☐ Maintain homeowners insurance
☐ Pay HOA dues and other applicable property charges
☐ Keep the home in reasonable condition
☐ Occupy the property as your principal residence
☐ Complete occupancy certifications when requested
☐ Tell your family or heirs where the loan documents are stored

Reverse Mortgage Borrower Reminders

✓ You retain title to your home.
✓ No required monthly principal-and-interest mortgage payment is generally required while the loan remains in good standing.
✓ Interest, fees, and mortgage-insurance charges are added to the balance over time.
✓ The loan generally becomes due when the last borrower sells, permanently leaves the home, or dies, subject to applicable protections for an eligible non-borrowing spouse.
✓ You must continue paying property taxes, homeowners insurance, and applicable property charges.
✓ You must maintain the home and occupy it as your principal residence.
✓ Failure to meet these obligations could cause the loan to become due and payable.
✓ These responsibilities are central to keeping a HECM in good standing.