Endorsing a HECM Case

FHA-approved lenders may submit a request for FHA mortgage insurance for a Home Equity Conversion Mortgage (HECM) direct endorsement (DE) case using **HECM Insurance Application**. HECM (or reverse) mortgages are loans against homes owned by homeowners 62 years of age or older that convert home equity into monthly streams of income and/or a line of credit to be repaid when the home is no longer occupied.

Note: For more information about HECM loans, including access to the **HECM Calculator Software**, go to: https://www.hud.gov/program_offices/housing/sfh/hecm/hecmhome. Additional information is also available in the Single Family Housing Policy Handbook 4000.1 (https://www.hud.gov/hud-partners/single-family-handbook-4000-1).

The **HECM Insurance Application** function on the FHA Connection (**Figure 1**) is used to request mortgage insurance for a HECM case and to add or update case information as needed prior to endorsement. It is used to process all of the HECM case types—*traditional*, *purchase*, and *refinance*. In a HECM *traditional* case, the equity in the homeowner's current property is used to secure the reverse mortgage. In a HECM *purchase case*, the mortgagor purchases a new principal residence with HECM (reverse) loan proceeds, and, at the time of closing, the first and second liens (initial purchase and HECM, respectively) are the only liens against the property. A HECM *refinance* case is the refinance of an existing HECM with a new HECM for the same borrower and same property with different loan specifications.

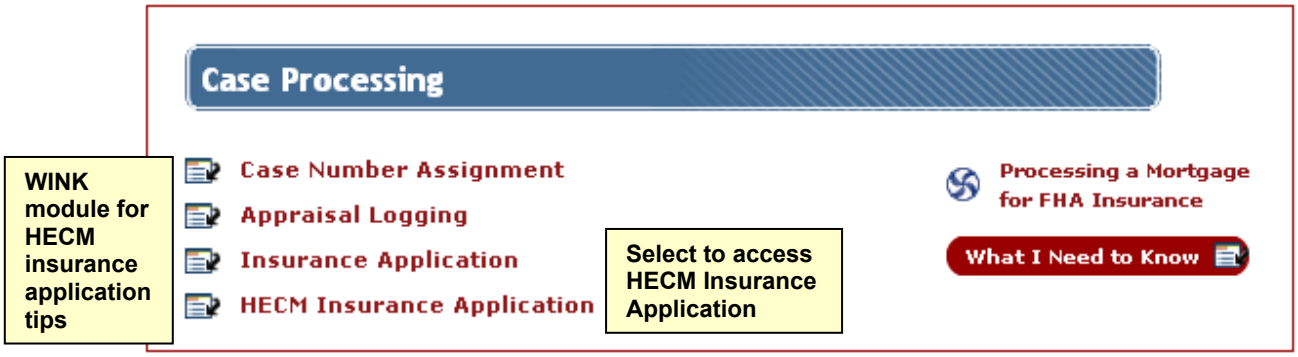


Figure 1: HECM Insurance Application available on the Case Processing menu

This ***FHA Connection Guide*** module provides the following sections to assist you in obtaining FHA mortgage insurance:

- **Basic Prerequisites and Requirements for a HECM Loan**
- **Case Binder Information Sources**
- **HECM Insurance Application Processing**, which includes:
  - **Key Steps in Using HECM Insurance Application on the FHA Connection**
  - **General Information**, **Worksheet Information**, **Borrower Information**, **Mortgage Information**, **Flood Insurance Information**, and **Borrower Request for Appraisal Review Information** illustrations and explanations of the **HECM Insurance Application**.
- **HECM Insurance Application Results (MIC or NOR)** provides an overview of the endorsement process and briefly discusses insurance denial and resolution steps.

Notes

- For a DE forward (non-HECM) case, use the **Insurance Application** function and refer to the ***FHA Connection Guide*** module on that topic.
- For training and assistance in using the FHA Connection, refer to the ***FHA Connection Guide*** modules: ***Using the FHA Connection*** and ***FHA Connection Training Resources***. Specific information pertaining to **HECM Insurance Application** is also available using ***What I Need to***

Know (WINK) accessed via the icon located directly adjacent to the **HECM Insurance Application** function on the **Case Processing** menu (**Figure 1**).

Basic Prerequisites and Requirements for a HECM Loan

For a HECM loan to become FHA-insured, basic requirements must be met by the borrower, non-borrowing spouse, and property, and specific processing steps must be completed by the originating lender (or its sponsor/agent).

Borrower Requirements

The borrower of the HECM loan must:

- be 62 years of age or older
  (Non-borrowing Spouse must be 18 or older)
- own the property
- occupy the property as a primary residence
- participate in a consumer information session with an approved HECM counselor to determine the feasibility of a HECM mortgage.

Property Requirements

The HECM property must meet FHA property standards and flood requirements. Allowed property features include:

- single family home
- 1-4 unit home with one unit occupied by the borrower
- HUD-approved condominium
- manufactured home
- home on leased land

Processing Requirements

The originating lender (or its sponsor/agent) must:

- establish the case in HUD's origination system. For information on establishing a case, see the ***FHA Connection Guide*** modules: ***Case Processing Overview*** and ***Case Number Assignment***.
- complete all ***basic case requirements***, including paying upfront mortgage insurance premium (UFMIP), and providing complete and accurate borrower information, valid street address, appraisal information, underwriter information, and HECM housing counseling (unless waived for a refinance).
- terminate FHA insurance on the prior loan for a HECM refinance loan.
- complete the **HECM Financial Assessment** for the case. Helpful resources include:
  - *Single Family Housing Policy Handbook 4000.1*
    https://www.hud.gov/hud-partners/single-family-handbook-4000-1
  - *HECM Financial Assessment and Property Charge Guide:*
    https://www.hud.gov/program_offices/housing/sfh/hecm
  - *FHA Connection,* **HECM Financial Assessment Application Help (*Business Background, Processing Steps and Field Descriptions*)**.
- complete the **HECM Insurance Application** and submit the case binder (closing package) to the HUD Homeownership Center (HOC) within 60 days after the closing date of the HECM mortgage.

Once the **HECM Insurance Application** is successfully processed, the case is either endorsed by HUD or issued a NOR (see the **HECM Insurance Application Results (MIC or NOR)** section).

For additional requirements information, refer to **HECM Insurance Application** ***WINK*** (***Preparing to Use HECM Insurance Application, Requirements***) or **HECM Insurance Application** **Help** (***Business Background***).

Case Binder Information Sources

Information sources for HECM insurance application processing may include, but are not limited to the following:

- Appraisal Report
- Buydown Agreement
- *Certificate of HECM Counseling – form HUD-92902*
- Credit Report
- *Demographic Information Addendum to URLA - Freddie Mac form 65, Fannie Mae form 1003*
- *Form 1040 with Schedule E*
- Flood Insurance Policy and related documentation *(if applicable)*
- HECM Financial Assessment and Property Charge Guide and HECM Financial Assessment Worksheet
- HECM Loan Agreement (including Payment Plan, Schedule of Closing Costs/Schedule of Liens, Repair Rider)
- HECM Payment Plan
- Home Equity Conversion Mortgage (HECM) Anti-Churning Disclosure – form HUD-92901
- *HUD Addendum to Uniform Residential Loan Application – form HUD-92900-A*
- Mortgage (or other security instrument)
- Note
- Settlement Statement/Closing Disclosure
- Single Family Comparable Rent Schedule – Fannie Mae form 1007/Freddie Mac form 1000
- *Supplemental Consumer Information Form – Fannie Mae/Freddie Mac form 1103*
- *Uniform Residential Appraisal Report – Fannie Mae Form 1004*
- *Uniform Residential Loan Application for Reverse Mortgages – Fannie Mae Form 1009*

These documents, together with any other required documents, are included in the case binder.

HECM Insurance Application Processing

This section begins with the basic steps for processing the FHA Connection online HECM Insurance Application form, followed by sections with detailed illustration on completing each section of the form.

Key Steps in Using HECM Insurance Application on the FHA Connection

Follow these basic steps to process **HECM Insurance Application**:

1. Access **HECM Insurance Application** after sign on by following the menu path: **Single Family FHA> Single Family Origination > Case Processing > HECM Insurance Application**. The FHA Connection menu path appears as a “breadcrumb trail” in the red banner at the top of each function page.
2. On the **HECM Insurance Application** page (**Figure 2**), enter the case number in the **FHA Case Number** field.

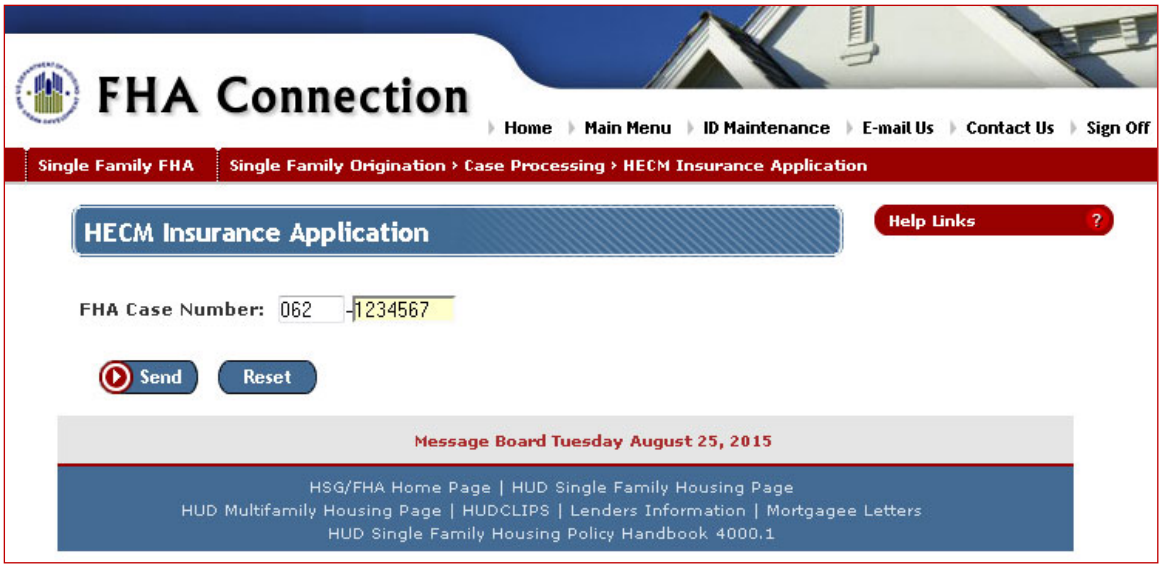


Figure 2: HECM Insurance Application query page

3. Successful entry of the case number opens the **HECM Insurance Application Update** page in which to enter or update case information. Data entry on this very detailed page is done using multiple resources found in the case binder.

   Note: The information entered on the **HECM Insurance Application Update** page is validated against numerous official sources. Entry of incorrect or invalid data or failure to supply information required for the loan type may result in a denial of insurance with the binder returned to the lender by HUD.

4. To assist you with (a) locating the requisite case binder information to enter on **HECM Insurance Application Update** and (b) processing the FHA Connection's online **HECM Insurance Application** form itself, refer to the following sections of this module: **General Information**, **Worksheet Information**, **Borrower Information**, and **Mortgage Information**. Each section provides processing tips followed by mapping illustrations of the inputs from the key case binder resources (other resources are referenced in each section as appropriate):

   - *HUD Addendum to Uniform Residential Loan Application – form HUD-92900-A*
   - *Residential Loan Application for Reverse Mortgages – Fannie Mae form 1009*
   - *Demographic Information Addendum to URLA - Freddie Mac form 65, Fannie Mae form 1003*

   For additional data entry assistance, refer to **HECM Insurance Application Help** (***Steps for Processing*** and ***Field Descriptions***). Click Help Links at the upper right of the **HECM Insurance Application Update** page (**Figure 3**).

Successful processing of the **HECM Insurance Application Update** page and subsequent endorsement results in issuance of the Mortgage Insurance Certificate (MIC) (**Figure 8a**). View the MIC using **Mortgage Insurance Certificate** on the Single Family Origination **Case Processing** menu.

or,

If the case is not endorsed, a NOR is issued (**Figure 8b**). Use **Notice of Return** (on the Single Family Origination **Case Processing** menu) to view and print the NOR.

For more information, refer to the **HECM Insurance Application Results (MIC or NOR)** section at the end of this module.

General Information

The **General Information** section of **HECM Insurance Application Update** appears in **Figure 3**, followed by some processing tips for this section. Key portions of the HUD forms used to complete this section are illustrated in **Figures 3a-3f**, following.

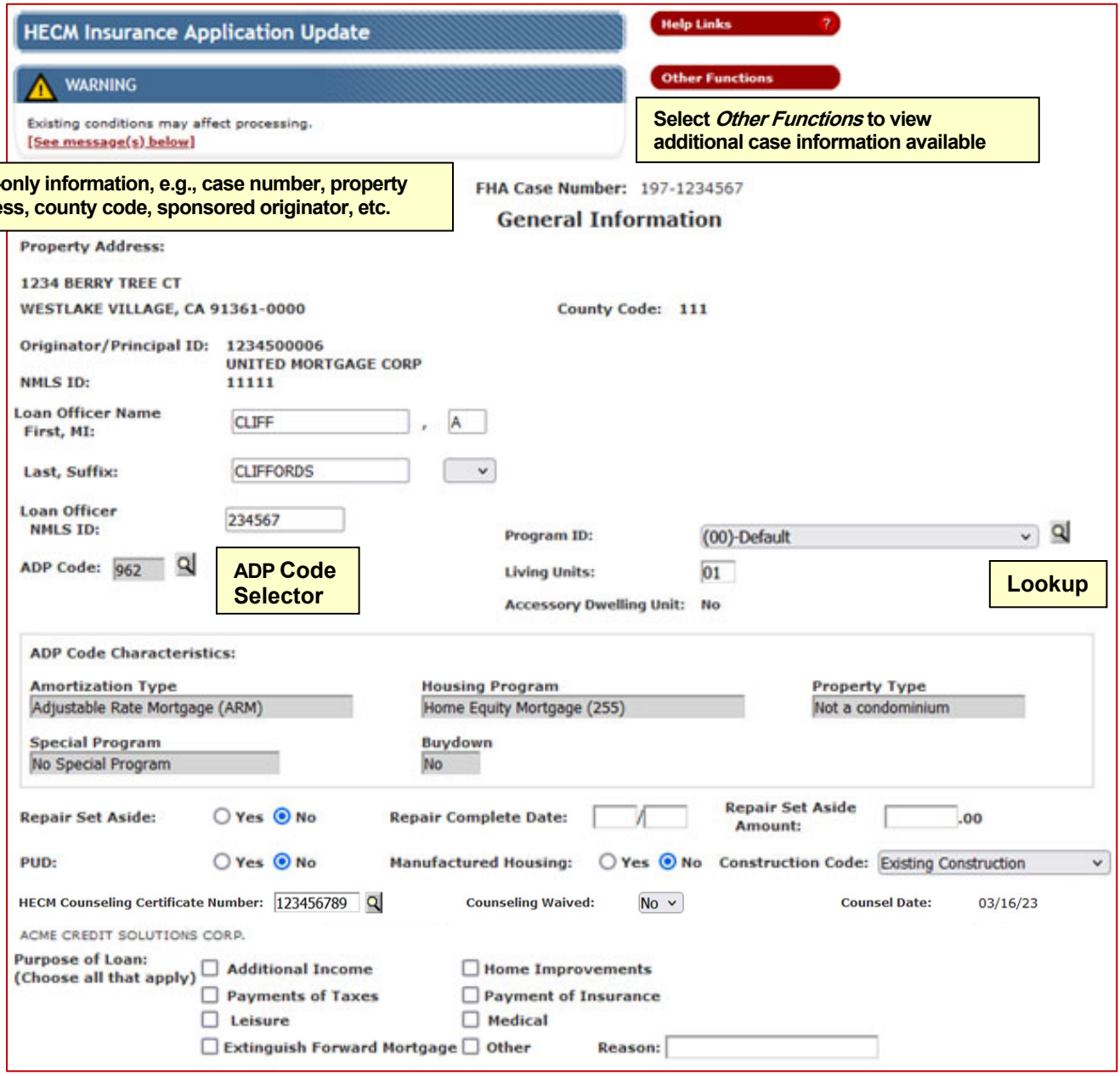


Figure 3: General Information section of HECM Insurance Application Update

Processing Tips for the General Information Section (Figure 3)

Refer to the ***What I Need to Know*** (***WINK***) icon to the **Update an Existing Case** function on the **Case Number Assignment** menu for:

- background on updating *view-only information* entered during case number assignment, and
- instructions on how to change a Home Equity Conversion Mortgage (HECM) case to a non-HECM case or a non-HECM case to a HECM case.

  Note: the **ADP Code** cannot be changed to a forward (non-HECM) case if the case was not initially established as such (or vice versa).

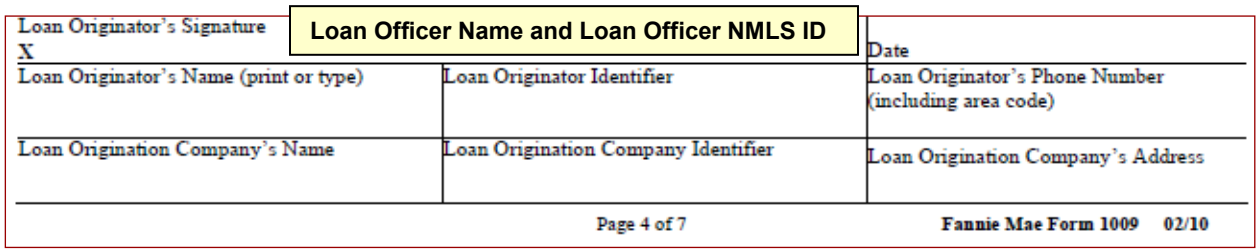
To assist the homeowner in making an informed decision as to whether the HECM program meets their needs, consumer education and counseling by a HUD-approved HECM counselor is required. The following related fields are completed to record the counseling: **HECM Counseling Certificate Number**, **Counseling Waved**, and **Counsel Date**.

HECM counseling can be waived for a HECM refinance case if the Home Equity Conversion Mortgage (HECM) Anti-Churning Disclosure (form HUD-92901) is included in the case binder and the other conditions for a waiver are met. The **HECM Counseling Certificate Number** field must be blank and the **HECM Counseling Waived** field must be *Yes*.

Case Binder Sources for Entering General Information

Figures 3a-3e illustrate the source form fields for the specific **General Information** fields to which they relate. The callouts (pointing to the form fields) are the field names found on the **HECM Insurance Application Update** page.

Loan Officer Name and **Loan Officer NMLS ID** appear on the **Residential Loan Application for Reverse Mortgages**, Fannie Mae Form 1009. Information previously entered on **Case Number Assignment** but may be updated on **HECM Insurance Application** if needed.



Loan Originator's Signature X		Date
Loan Originator's Name (print or type)	Loan Originator Identifier	Loan Originator's Phone Number (including area code)
Loan Origination Company's Name	Loan Origination Company Identifier	Loan Origination Company's Address

Page 4 of 7 **Fannie Mae Form 1009 02/10**

Figure 3a: Subsection of the Residential Loan Application for Reverse Mortgages, Fannie Mae Form 1009

II. Primary Residence Property Information

Subject Property Address (street, city, state, county, and ZIP code):			
Legal Description of Subject Property (attach description if necessary):			
Property Title is Held in These Names (please list all names on property title):			
No. of Units:	Year Built:	Estimate of Appraised Value:	
Residence Type:	_____ Primary Residence	_____ Investment Property	
Property Title Held As:	_____ Fee Simple	_____ Life Estate	_____ Leasehold Leasehold Expiration Date
Check if title is also held as: _____ *Inter Vivos* (Living) Trust			_____ Irrevocable Trust _____ Revocable Trust

Living Units

Figure 3b: Section II of the Residential Loan Application for Reverse Mortgages (Fannie Mae Form 1009)

HECM Counsel TIN, **Counsel Date**, and **HECM Counseling Certificate Number** appear on the *Certificate of HECM Counseling (form HUD-92902)*.

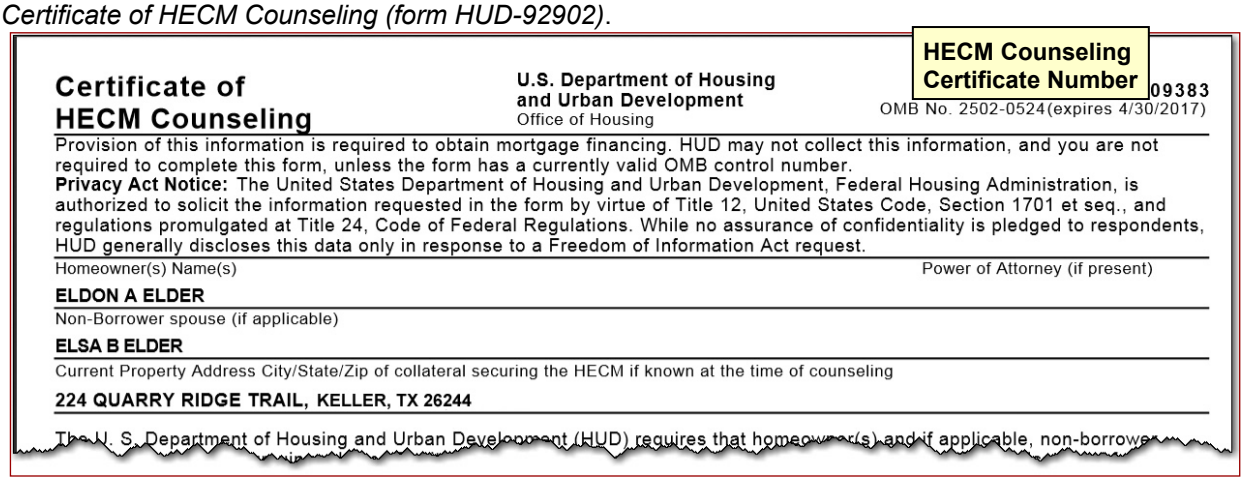


Figure 3c: Top subsection of the Certificate of HECM Counseling (form HUD-92902)

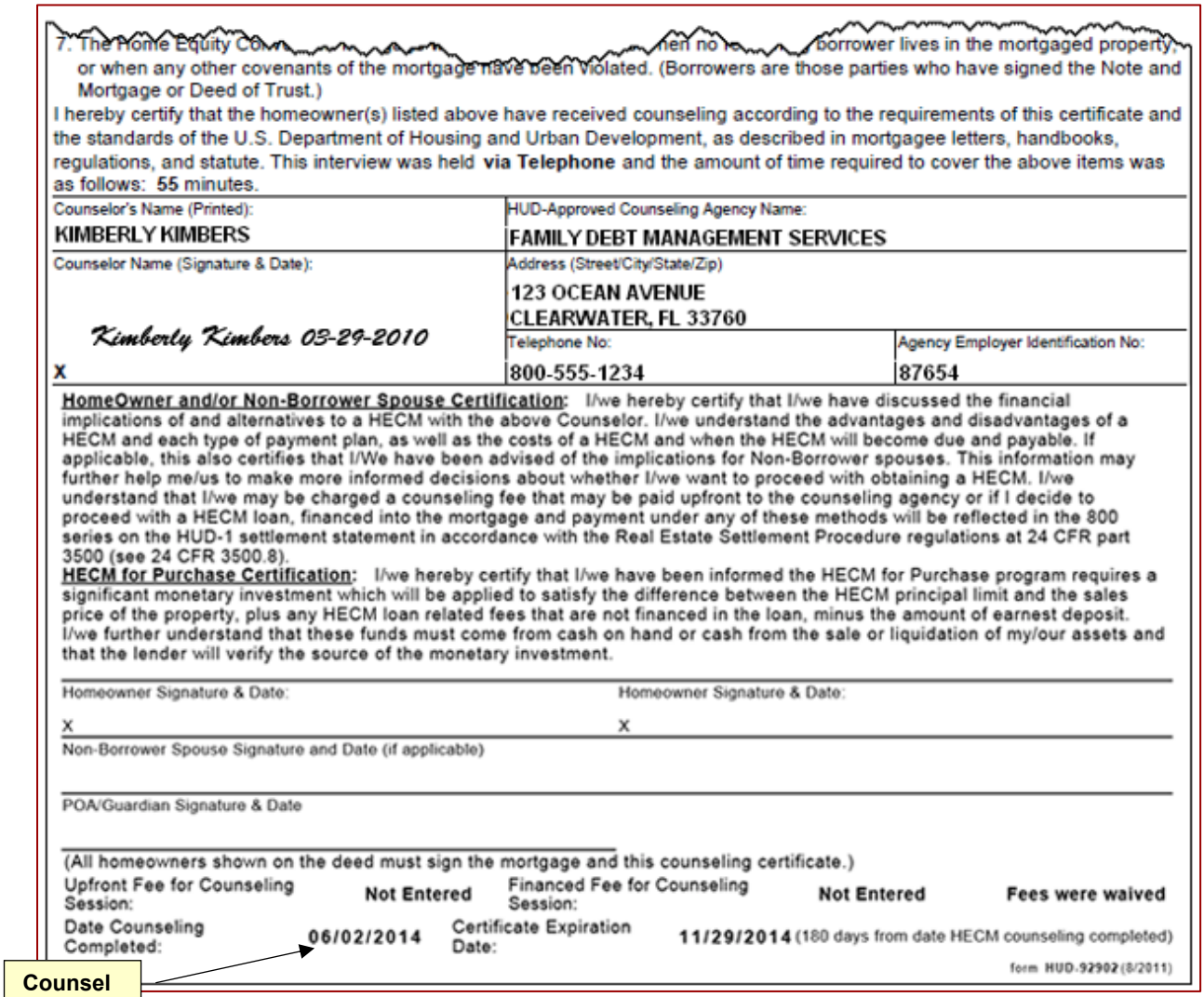


Figure 3d: Bottom subsection of the Certificate of HECM Counseling (form HUD-92902)

Purpose of Loan appears on the **Residential Loan Application for Reverse Mortgages**, Fannie Mae Form 1009.

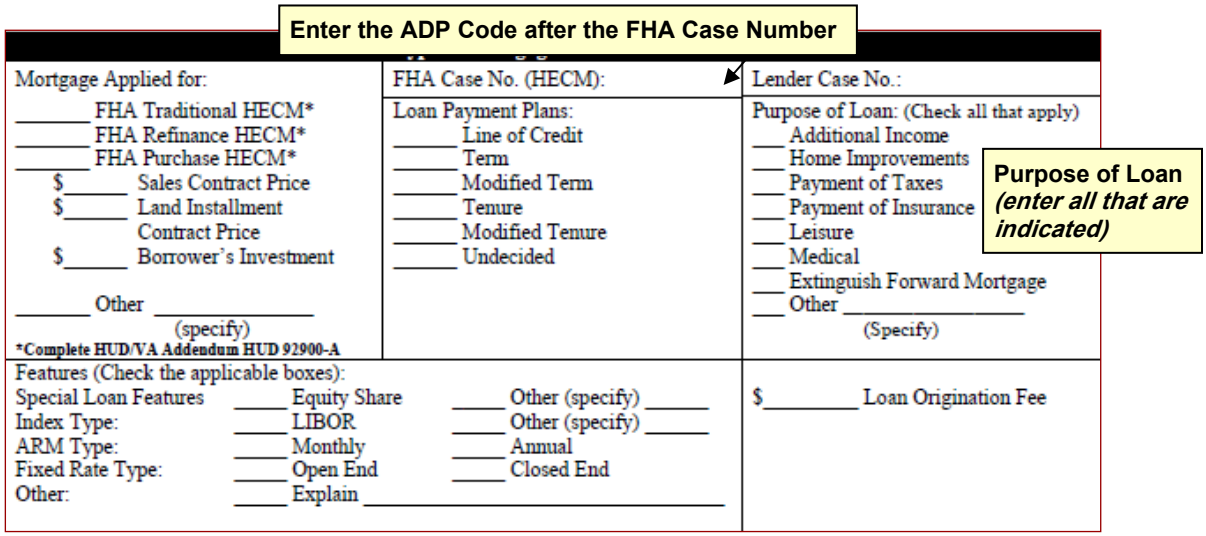


Figure 3e: Section I of the Residential Loan Application for Reverse Mortgages (Fannie Mae Form 1009)

Refer to the case binder, onscreen lookups, and/or **HECM Insurance Application Help** (***Field Descriptions***) if you need assistance in determining:

- **Construction Code** (Appraisal Report)
- **Counseling Waived**
- **Program ID** (only **(00)-Default** is accepted)
- **Property Type** (Appraisal Report)
- **PUD, Manufactured Housing** (Appraisal Report)
- **Repair Rider, Repair Complete Date, Repair Amount** (Loan Agreement – Repair Rider)
- **Total Children**

Worksheet Information

The **Worksheet Information** section of **HECM Insurance Application Update** appears in **Figure 4**, immediately followed by some processing tips for this section. This portion of the page contains monetary and other supporting information that is key to the case. If this information is not accurate and complete, it may impede successful processing of the **HECM Insurance Application** and delay/prevent endorsement. Key portions of the HUD forms used to complete this section are illustrated in **Figures 4a-4e**, following.

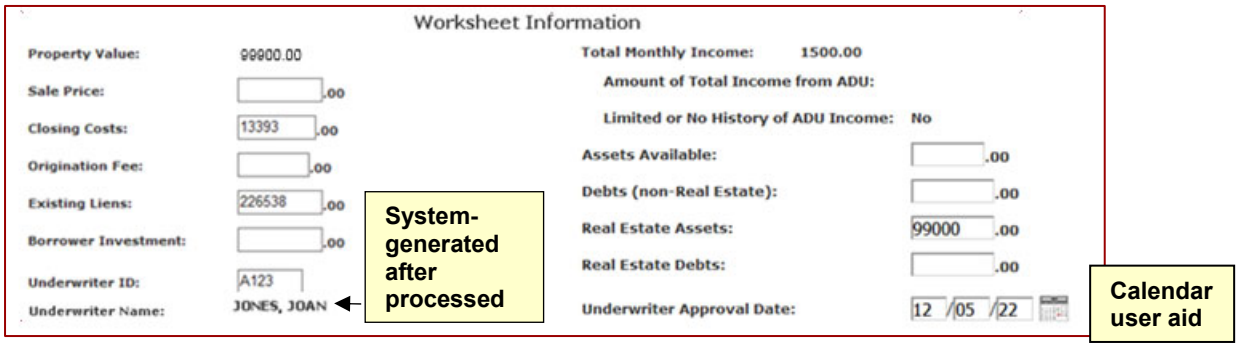


Figure 4: Worksheet Information section of HECM Insurance Application Update

Processing Tips for the Worksheet Information Section (**Figure 4**)

Tips include:

- in monetary value fields, dollar signs ($), commas, or cents are not entered (they are "understood" by the system).
- use the calendar user aid if needed to enter/change the **Underwriter Approval Date**.
- For a HECM purchase case, the **Sale Price** and **Borrower Investment** fields are required; leave these fields blank for other HECM case types.
- For cases established on or after April 27, 2015, **Total Monthly Income** is carried forward from the **HECM Financial Assessment** page and cannot be changed on the **HECM Insurance Application** page.
- For cases assigned on or after October 1, 2018, **Property Value** is view only—the information is carried forward from **Appraisal Logging**.

Mapping of the HUD form sources for completing the **Worksheet Information** fields appears in the **Case Binder Sources for Entering Worksheet Information** section that follows (**Figures 4a-4e**).

Case Binder Sources for Entering Worksheet Information

In **Figures 4a-4e** that follow, the callouts (pointing to the form fields) are the field names found on the **HECM Insurance Application Update** page.

Property Value appears on the **Appraisal Report**, e.g., the **Uniform Residential Appraisal Report**, Fannie Mae Form 1004 but is populated on the **HECM Insurance Application** by **Appraisal Logging**.

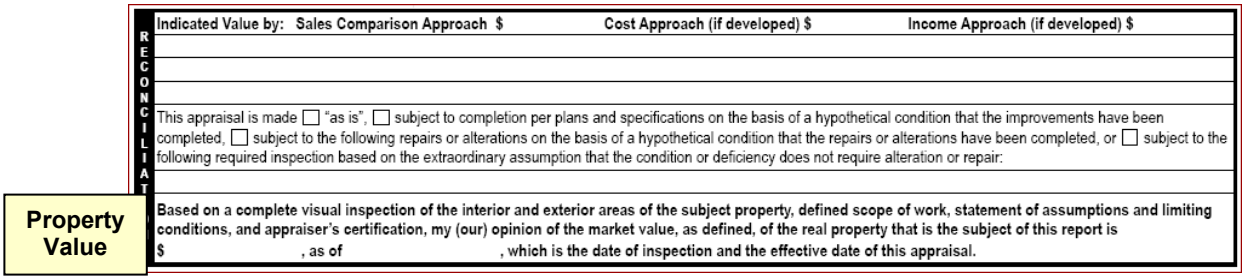


Figure 4a: Reconciliation section of the Uniform Residential Appraisal Report (Fannie Mae Form 1004)

Figures 4b-4d illustrate the form fields' sources found on the **Residential Loan Application for Reverse Mortgages**, Fannie Mae Form 1009.

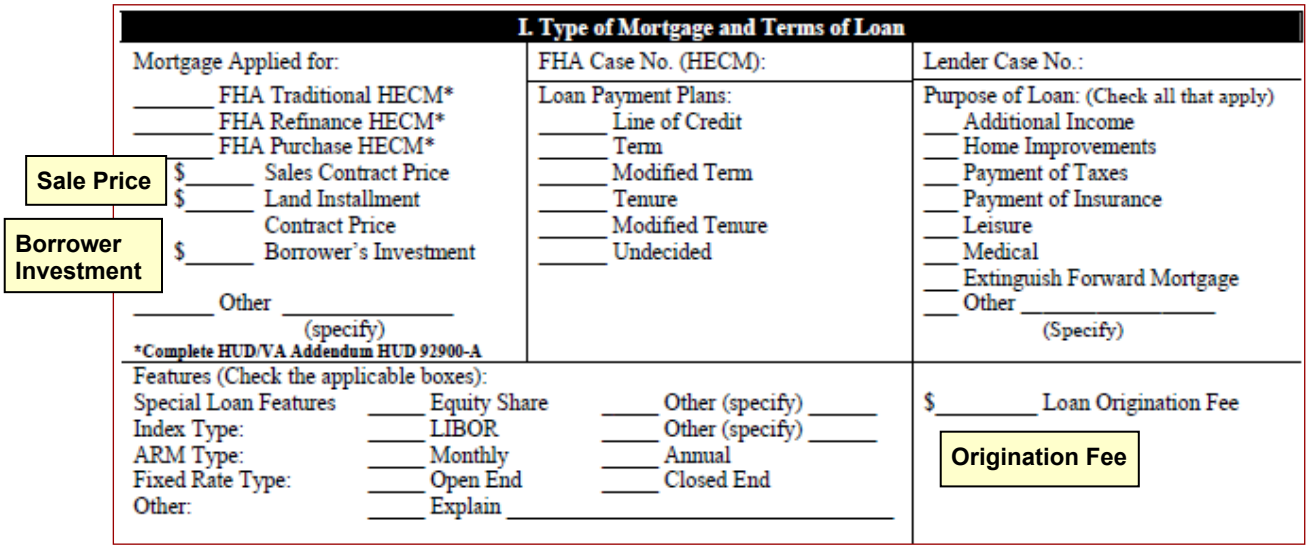


Figure 4b: Section I of the Residential Loan Application for Reverse Mortgages (Fannie Mae Form 1009)

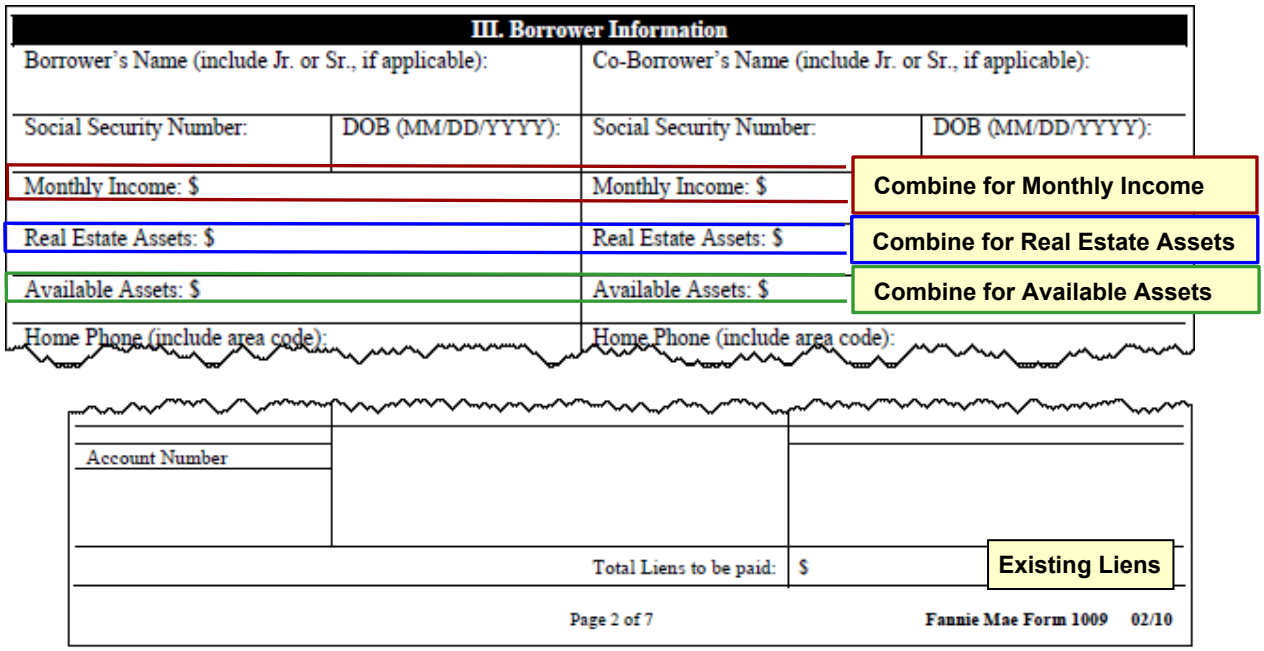


Figure 4c: Section III (*top*) and Section IV (*bottom*) of the Residential Loan Application for Reverse Mortgages (Fannie Mae Form 1009)

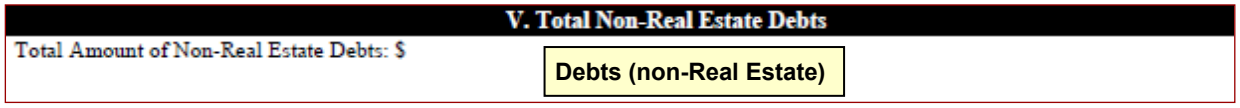


Figure 4d: Section V of the Residential Loan Application for Reverse Mortgages (Fannie Mae Form 1009)

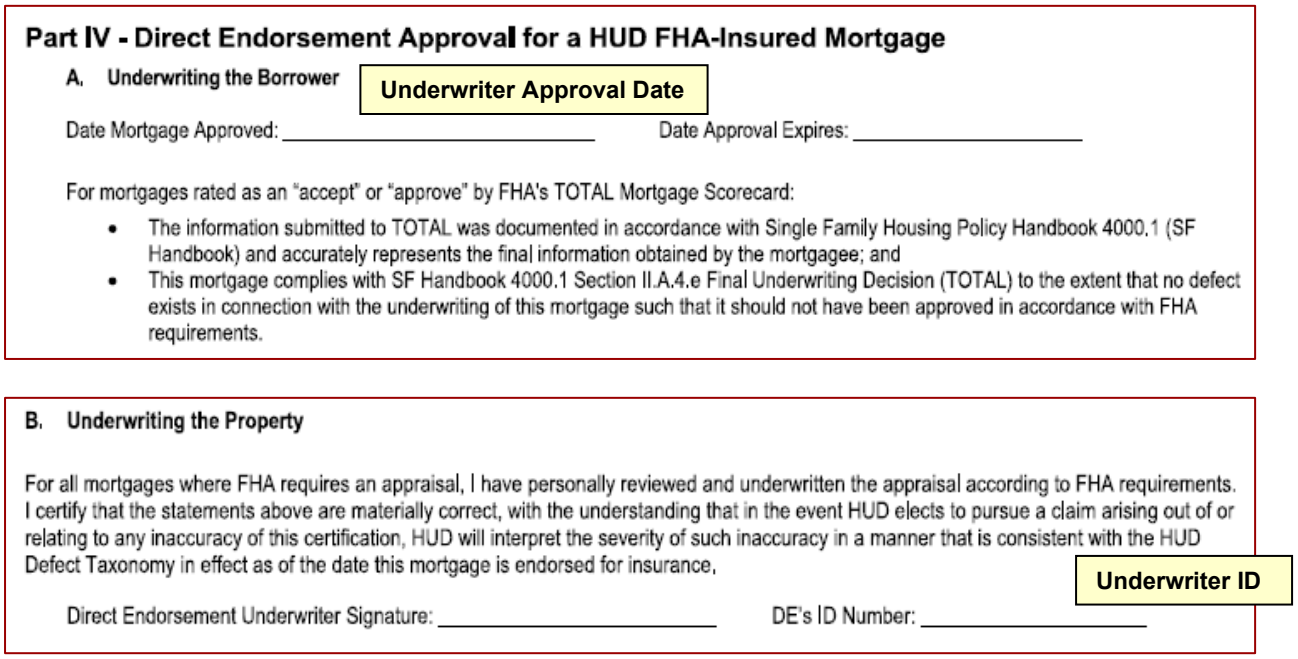


Figure 4e: Subsections of the HUD Addendum to Uniform Residential Loan Application, form HUD-92900-A

Note: The underwriter's name appears in the **Underwriter Name** field after the **HECM Insurance Application** page is successfully submitted for processing.

Refer to the case binder and **HECM Insurance Application** **Help** (***Field Descriptions***) if you need assistance in determining:

- **Amount of Total Income Derived from ADU** (*Fannie Mae Form 1004*, *Fannie Mae Form 1007*, and *Form 1040, Schedule E*)
- **Closing Costs** (Settlement Statement/Closing Disclosure)
- **Limited or No History of ADU Income**
- **Real Estate Debts** (Credit Report)

Borrower Information

A subsection of the **Borrower Information** section of **HECM Insurance Application Update** appears in **Figure 5**, immediately followed by some processing tips for this section. Key portions of the HUD forms used to complete this section are illustrated in **Figures 5a-5b**, following.

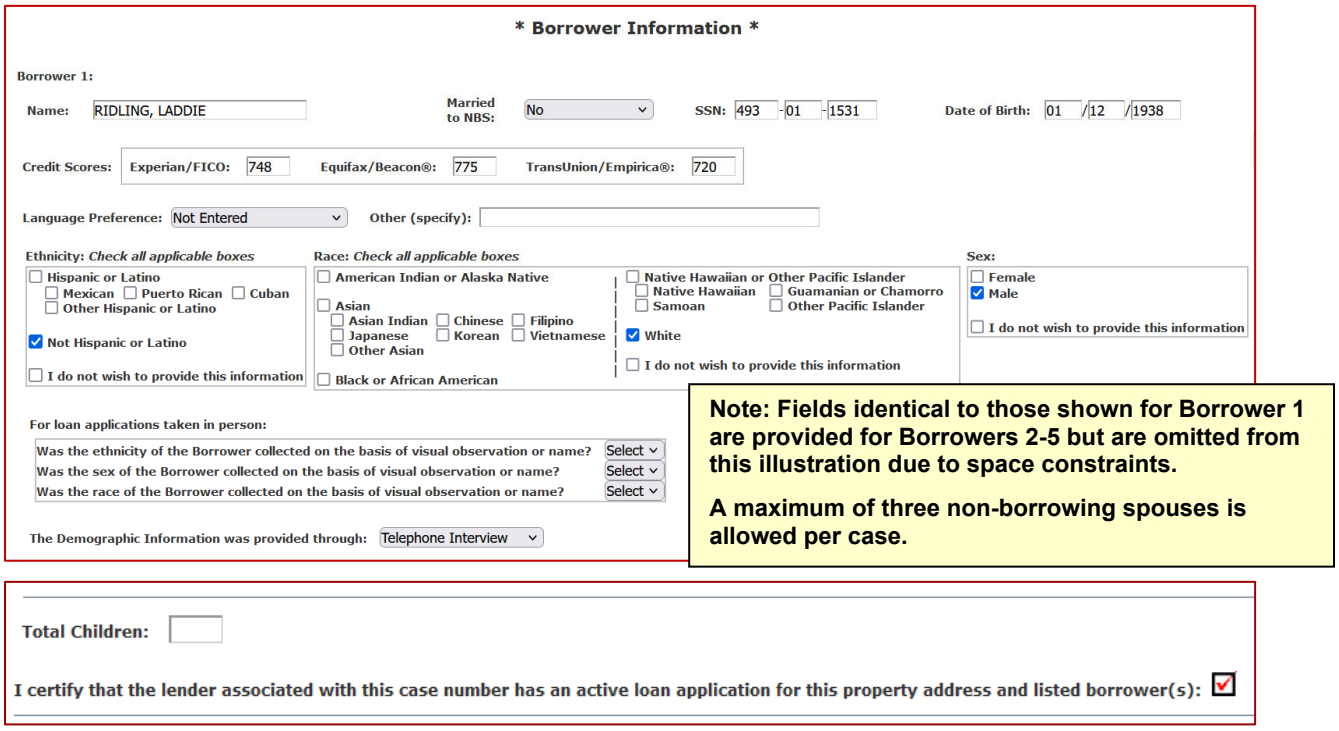


Figure 5: Borrower Information section of HECM Insurance Application Update

Processing Tips for the Borrower Information Section (Figure 5)

Tips include:

- If the borrower's/coborrower's or non-borrowing spouse's **Name**, **SSN**, and/or **Date of Birth** are added or updated, the **HECM Insurance Application** process validates the new identification information overnight with the Social Security Administration (SSA). The following message is displayed on the Update and/or Results page: *Warning: Pending Borrower Validation; Check Holds Tracking Next Business Day.*
- **Important:** Check **Holds Tracking** the next business day to determine the status of the borrower validation. If the borrower validation fails, the case cannot be endorsed for FHA insurance without Homeownership Center (HOC) acknowledgment of the warning.

See **HECM Insurance Application** ***WINK*** (***Completing the Insurance Application***, ***Tips for Changing Borrower Information***) for details.

Mapping of the HUD form sources for completing the **Borrower Information** fields appears in the **Case Binder Sources for Entering Borrower Information** section that follows (**Figures 5a-5b**).

Case Binder Sources for Entering Borrower Information

Figure 5a illustrates the form fields' sources found on the *Residential Loan Application for Reverse Mortgages, Fannie Mae Form 1009.* The callouts (pointing to the form fields) are the field names found on **HECM Insurance Application Update** page.

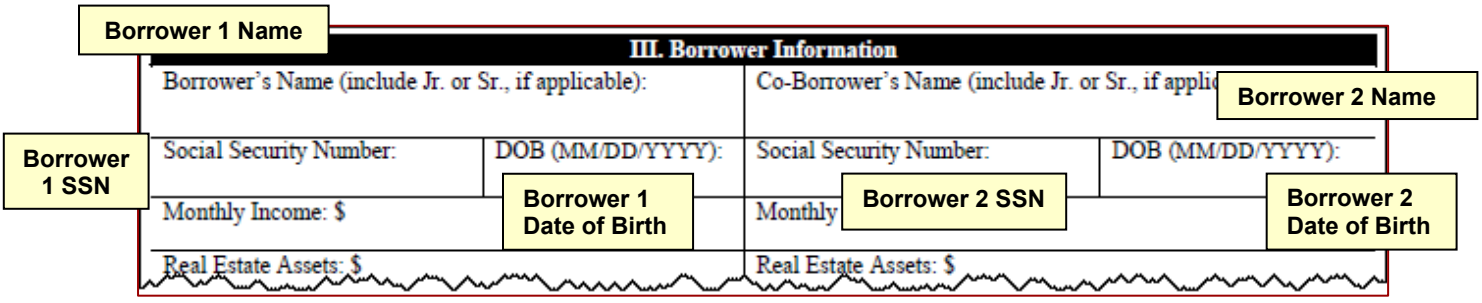


Figure 5a: Borrower 1 information appears on the left; Borrower 2 information appears on the right

Figure 5b illustrates the form fields' sources found on the *Demographic Information Addendum Uniform Residential Loan Application — Freddie Mac Form 65 – Fannie Mae form 1003*. The callouts *(pointing to the form fields)* are the field names found on **HECM Insurance Application Update** page. The *Demographic Information Addendum* must be completed for the borrower and each coborrower.

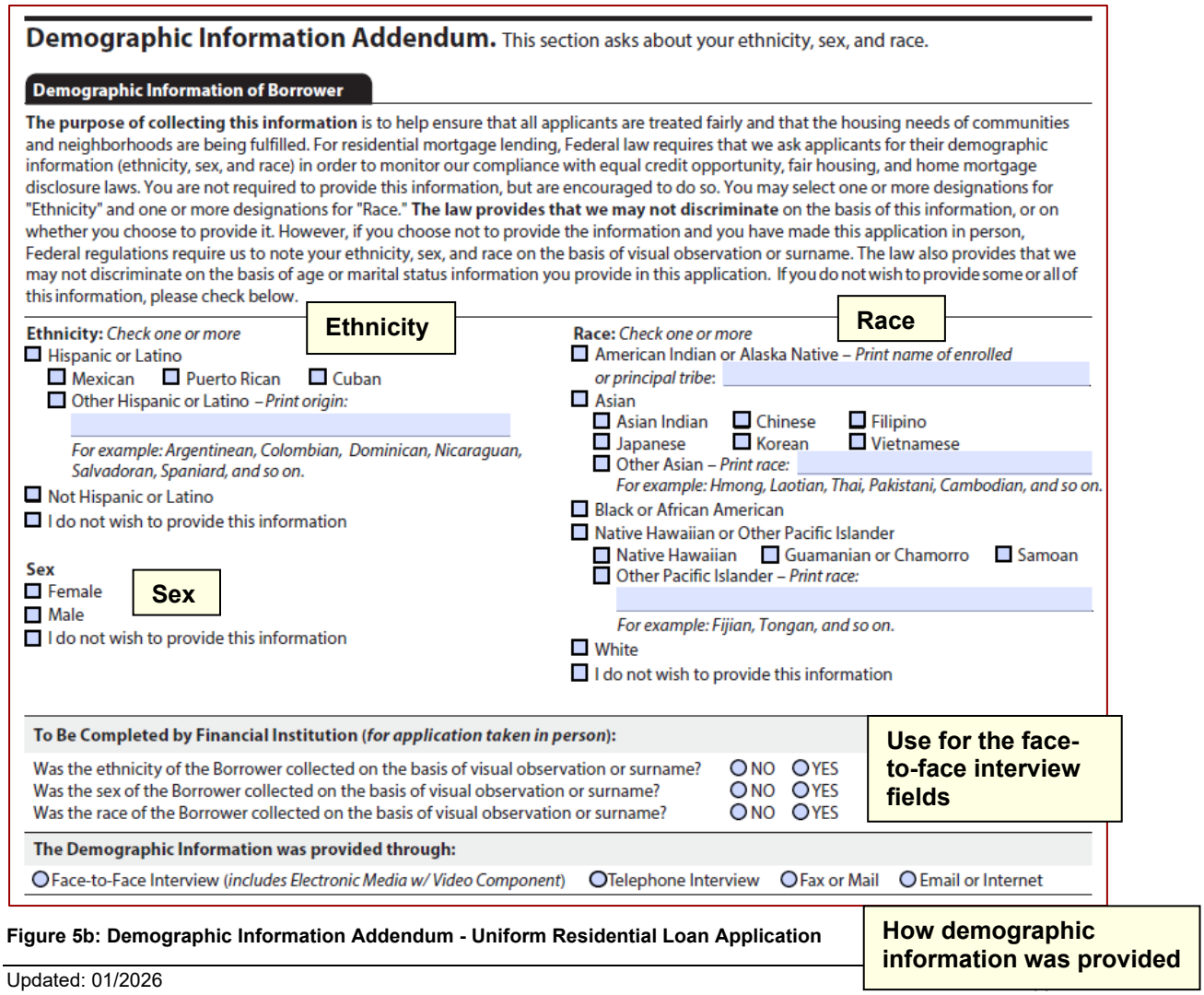


Figure 5b: Demographic Information Addendum - Uniform Residential Loan Application

Mortgage Information

The **Mortgage Information** section of **HECM Insurance Application Update** appears in **Figure 6** immediately followed by some processing tips for this section. Key portions of the HUD forms used to complete this section are illustrated in **Figures 6a-6b**, following.

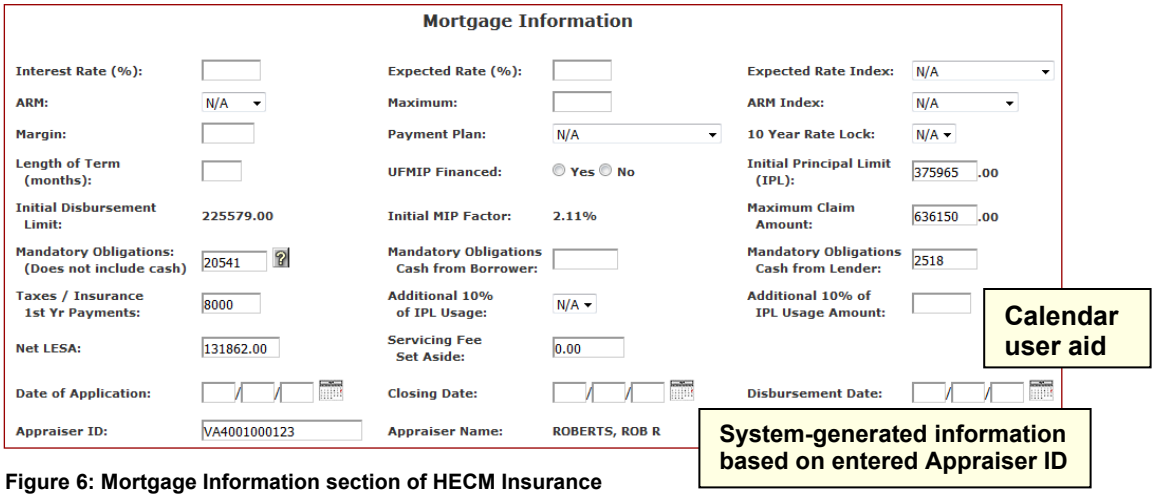


Figure 6: Mortgage Information section of HECM Insurance Application Update

Processing Tips for the Mortgage Information Section (**Figure 6**)

Tips include:

- **Date of Application** for traditional and purchase HECM loans, the date cannot be more than 90 calendar days prior to the date of HECM counseling. For refinance HECM cases, the date cannot be more than 90 calendar days prior to the date of case number assignment.
- **Disbursement Date** must be at least four business days but not more than 45 calendar days after the **Closing Date**.
- **Expected Rate (%)** can be 0 to 18.875 for mortgages assigned an FHA case number on/after 05/03/2021. Otherwise, for mortgages assigned an FHA case number prior to 05/03/2021, this rate can be .001 to 30.00.
- **Initial Principal Limit** is based upon the age of the youngest borrower (homeowner), expected average mortgage interest rate, and the **Maximum Claim Amount**. Incorrectly entering any of these items may result in an inaccurate principal limit.
- **Interest Rate (%)** must be equal to or greater than the Margin (up to 18.875) for mortgages assigned an FHA case number on/after 05/03/2021. Otherwise, for mortgages assigned an FHA case number prior to 05/03/2021, this rate can be .001 to 19.999.
- **Maximum Claim Amount** may be manually entered but must not exceed the system-calculated amount. Upfront mortgage insurance premium is based on this amount.
- **Property Value** for a HECM refinance may be less than the **Maximum Claim Amount** on the prior case (*effective August 3, 2007*).
- If the appraised value (**Property Value**) of a refinance HECM case is lower than the **Property Value** of the original HECM case, the upfront mortgage insurance premium (UFMIP) for the refinance case is zero; however, a refund is not issued for any remaining available UFMIP on the original HECM case.
- *Single Disbursement Lump Sum* cannot be selected as the **Payment Plan** option for cases assigned prior to September 30, 2013.

- If the sum of **Mandatory Obligations (Does not include cash)** (includes **Repair Set Aside** and **Taxes/Insurance 1st Yr Payments**) and **Additional 10% of IPL Usage Amount** is more than 60% of **Initial Principal Limit**, the **MIP Factor** must be 2.5%; otherwise, the **MIP Factor** is 0.5%.
- The amount entered for **Net LESA** must be the Life Expectancy Set Aside (LESA) minus **Taxes/Insurance 1st Yr Payments**.

Mapping of the HUD form sources for completing the **Mortgage Information** fields appears in the **Case Binder Sources for Entering Mortgage Information** section that follows (**Figures 6a-6b**).

Case Binder Sources for Entering Mortgage Information

In **Figures 6a-6b**, the callouts (pointing to the form fields) are the field names found on the **HECM Insurance Application Update** page; the form fields' sources are found on the *Residential Loan Application for Reverse Mortgages, Fannie Mae Form 1009*. A listing of other **HECM Insurance Application** page fields is provided following **Figures 6a-6b** with specific form references.

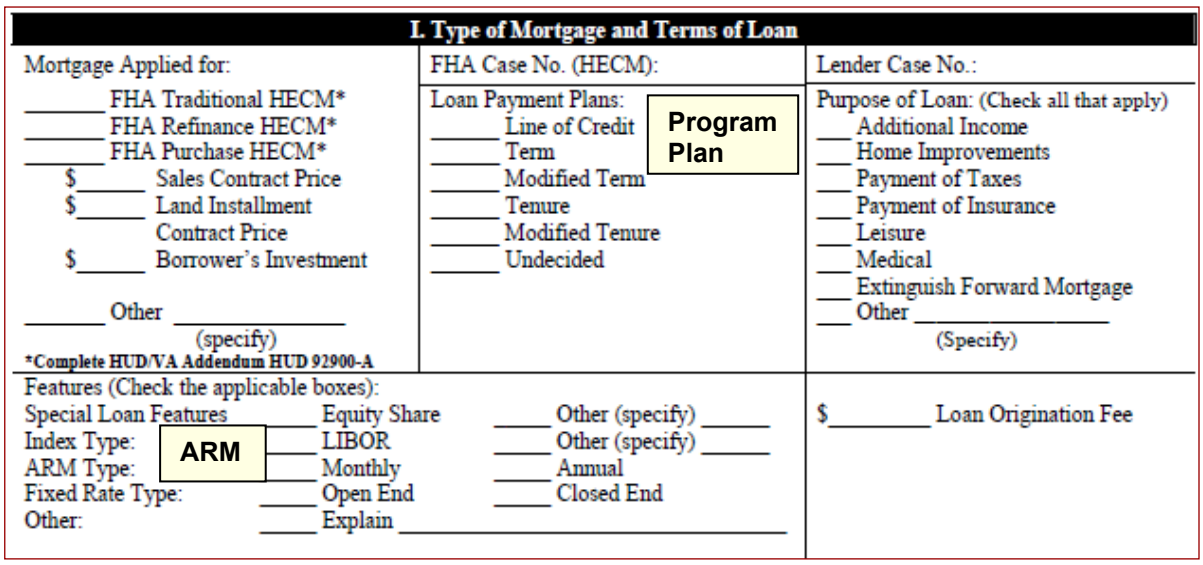


Figure 6a: Section I of the Residential Loan Application for Reverse Mortgages (Fannie Mae Form 1009)

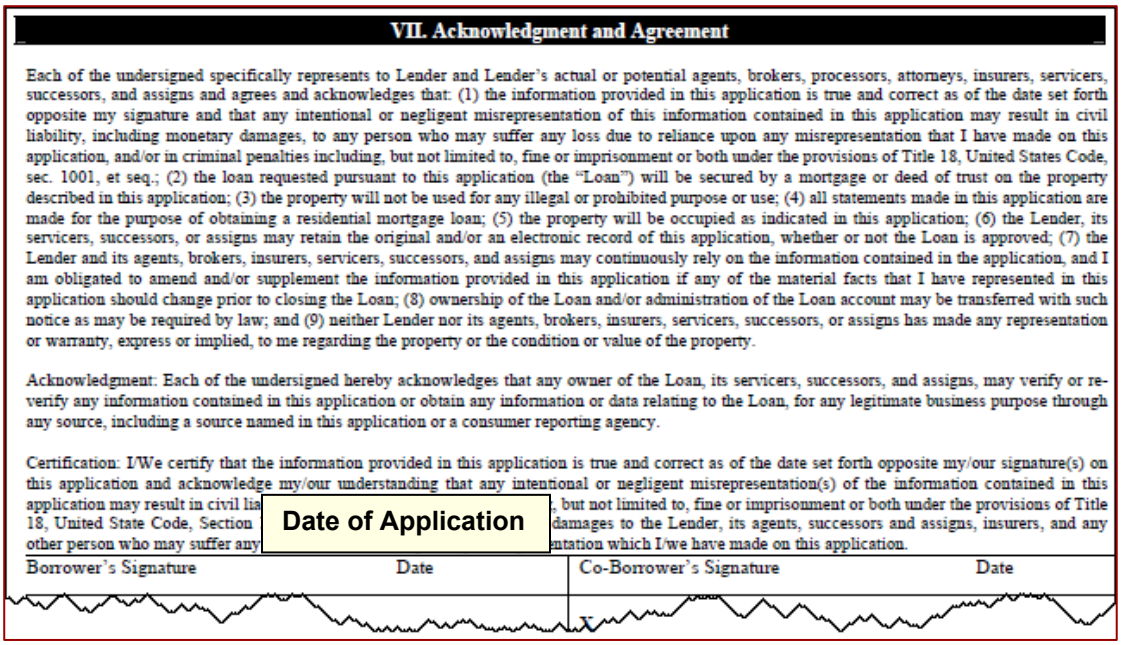


Figure 6b: Section VII of the Residential Loan Application for Reverse Mortgages (Fannie Mae Form 1009)

Refer to the case binder and **HECM Insurance Application Help** (***Field Descriptions***) if you need to determine:

- **10 Year Rate Lock** (Payment Plan)
- **Additional 10% of IPL Usage Amount**
- **ARM Index** (Note)
- **Borrower Housing Counseling** (Supplemental Consumer Information Form)
- **Disbursement Date** (Settlement Statement/ Closing Disclosure)
- **Initial MIP Factor**
- **Interest Rate (%)** (Note)
- **Mandatory Obligations**-related fields
- **Maximum** (Note)
- **Taxes / Insurance 1st Yr Payments** *(on or after April 27, 2015, entered on/brought forward from the **Appraisal Logging** page)*
- **Additional 10% of IPL Usage**
- **Appraiser ID** (Appraisal Report)
- **Borrower Homeownership Education** (Supplemental Consumer Information Form)
- **Closing Date** (Payment Plan)
- **Expected Rate Index** (Note)
- **Initial Principal Limit** (Payment Plan)
- **Length of Term (months)** (Payment Plan)
- **Margin** (Note)
- **Maximum Claim Amount** (Payment Plan)
- **UFMIP Financed** (Settlement Statement/ Closing Disclosure)

Note: For a HECM case, UFMIP is also referred to as *initial MIP* or *initial fee*.

Flood Insurance Information Section

The **Flood Insurance Information** section of **HECM Insurance Application Update** appears in **Figure 7**, followed by some processing tips.

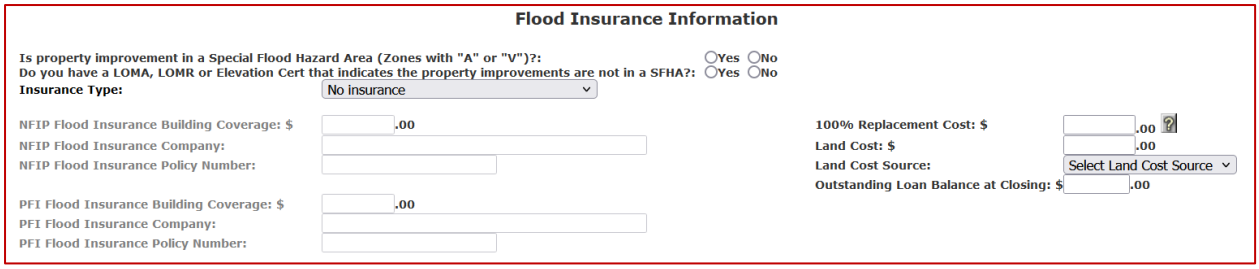


Figure 7: Flood Insurance Information section

Flood Insurance Information Section – Processing Tips

Tips for completing the **Flood Insurance Information** section of **HECM Insurance Application Update** (**Figure 7**) include:

- If applicable, refer to the Case Binder for a flood insurance policy and related information to assist with completing this section.
- If the property is within one of the following two Special Flood Hazard Area zone categories, then additional documentation and/or information is required for the property:
  - **Zone A** refers to residential buildings and related property improvements that are within a Special Flood Hazard Area,
  - **Zone Z** refers to an area of unknown flood hazard.
- For properties within a Special Flood Hazard Area, you must have one of the following:
  - **Letter of Map Amendment (LOMA)**
    An official letter/amendment regarding an effective National Flood Insurance Program (NFIP) map that establishes the location of the property in relation to the Special Flood Hazard Area (SFHA).

- **Letter of Map Revision (LOMR)**
  An official letter revising the current Flood Insurance Rate Map (FIRM) to show changes to floodplains, floodways, or flood elevations.
- **Elevation Certificate**
  A certificate that provides elevation information necessary to ensure compliance with community floodplain management ordinances, to inform mitigation actions that will lower flood risk, and/or support a request for a LOMA to remove a building from high-risk.

Otherwise, flood insurance policy information obtained for the property is required, such as the type and amount of flood insurance obtained by the borrower, policy number, insuring company, etc.

Borrower Request for Appraisal Review Information Section

The **Borrower Request for Appraisal Review Information** section of **HECM Insurance Application Update** appears in **Figure 8**, followed by some processing tips. See the Case Binder for any information regarding a borrower-requested review of the appraisal and resolution thereof.

Figure 8: Borrower Request for Appraisal Review Information section

Borrower Request for Appraisal Review Information Section – Processing Tips

Tips for completing the **Borrower Request for Appraisal Review Information** section of **HECM Insurance Application Update** (**Figure 8**) include:

- Select *Yes* or *No* from the drop-down list in the **A Request for Review of Appraiser Results was received from the Borrower** field.
  - If *No* is selected, then no further information is required in this section.
  - If *Yes* is selected, then you must:
    - Select one *or more* of the listed reasons for the borrower-requested appraisal review, and
    - Select how the lender resolved the request for appraisal review.

  Note: If *Other* is selected to either question, you must enter a brief description in the text box provided.

HECM Insurance Application Results (MIC or NOR)

Once the **HECM Insurance Application** is completed and successfully submitted, an authorized HOC staff representative endorses the case using the **Endorsement Information** section of **HECM Insurance Application**. If there are no problems, the endorsement information appears at the bottom of the page indicating that the case is insured (**Figure 9**).

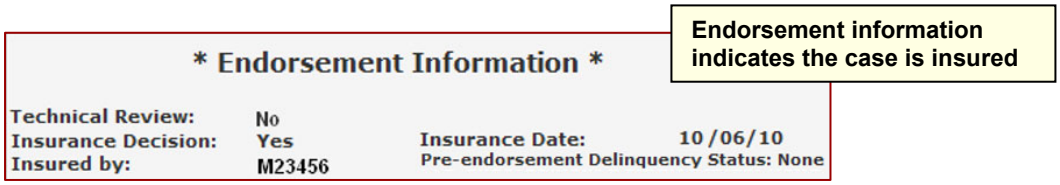


Figure 9: Subsection of the HECM Insurance Application Endorsement Information

After a case is submitted for endorsement, lenders may use the **MIC/NOR List** (**Figure 10a**) function on the **Case Processing** menu to retrieve a list of their cases that were either:

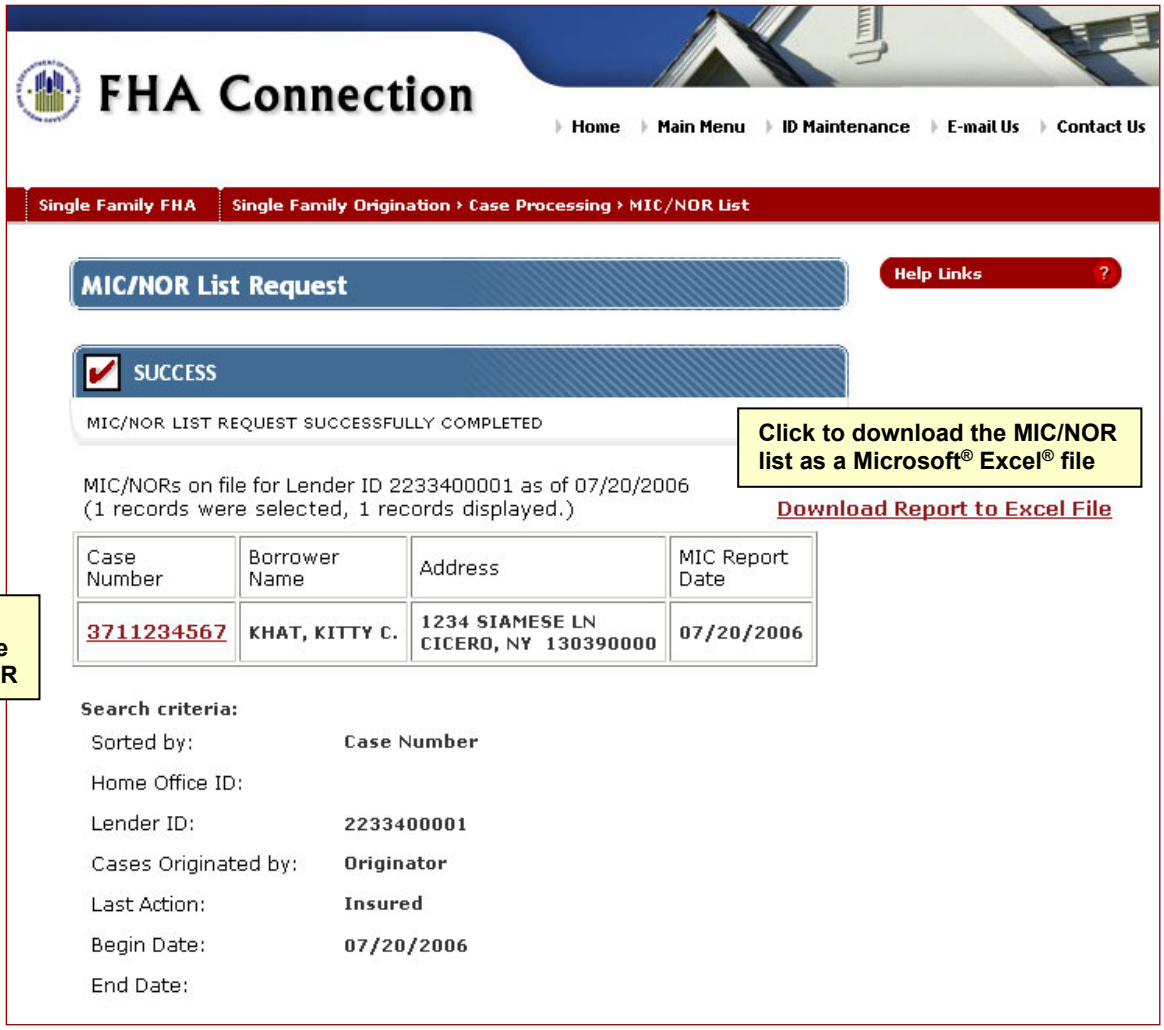
a. endorsed and issued a MIC (**Figure 10b**), or
b. not endorsed and issued a NOR (**Figure 10c**)

From the retrieved list, the lender can view and/or print the MIC or NOR.

Note: For more information on **MIC/NOR List** and resolving a NOR, refer to:

- **HECM Insurance Application** ***WINK*** (***HECM Insurance Application – Accepted or Rejected***, ***Retrieving Mortgage Insurance Certificate (MIC)***, or ***Resolving a Notice of Return (NOR)***)
- **MIC/NOR List Help** (***Business Background*** and ***Steps for Processing***)

The electronic MIC serves as evidence of FHA insurance of the mortgage loan. HUD issues the NOR to indicate that a mortgage loan cannot be endorsed for FHA insurance; the reason(s) for nonendorsement are provided. The case binder (closing package) is returned to the originator or sponsor/agent of the loan. The lender may address the NOR by resolving the noted problems, updating case information, and resubmitting the case binder for reconsideration and possible endorsement.



Click to view the MIC/NOR

Figure 10a: MIC/NOR List Request page

Print the MIC and retain as evidence of FHA mortgage insurance

FHA Connection

Home | Main Menu | ID Maintenance | E-mail Us | Contact Us

Single Family FHA | Single Family Origination > Case Processing > Mortgage Insurance Certificate

Mortgage Insurance Certificate

Help Links

Other Functions

SUCCESS

MORTGAGE INSURANCE CERTIFICATE SUCCESSFULLY COMPLETED

This Certificate is evidence of insurance of the mortgage loan described herein under the indicated Section of the National Housing Act (P.L. 479 48 Stat. 1246, 12 U.S.C., 1701 et seq.) and regulations of the U.S. Department of Housing and Urban Development published in the Code of Federal Regulations (24 CFR 200.1 et seq.).

HOME EQUITY CONVERSION MORTGAGE (HECM)
THE MAXIMUM CLAIM AMOUNT IS $ 105,000

FHA Case Number:	*ADP Code*	*Amortization Plan*	*Program I.D.*	*LTV Ratio*	*Borrower Type*	*Living Units*	*Control Number*
371-1234567	961		00	.00	1	01	0987654321

Name of Mortgagor (last, first, MI):	*Mortgage Amount*	*Interest Rate*	*Monthly Payment (P/I)*
KHAT, KITTY C.		6.540	REVERSE

Name of Co-Mortgagor (last, first, MI):	*Maturity Date*	*First Payment*	*Endorsement Date*
KHAT, THOM E.			10/15/2013

Address of Property:
1234 SIAMESE LN, CICERO, NY 130390000

Mortgagee Name, Address, and ID Number:
2233400001
CATSKILLS MORTGAGE BANK NA
GOVERNMENT INSURING
1233 WHISKER WAY #123
MINNEAPOLIS, MN 55467-8000

Figure 10b: Mortgage Insurance Certificate page

Review the NOR, update the case binder/ correct HECM Insurance Application, and submit for reconsideration

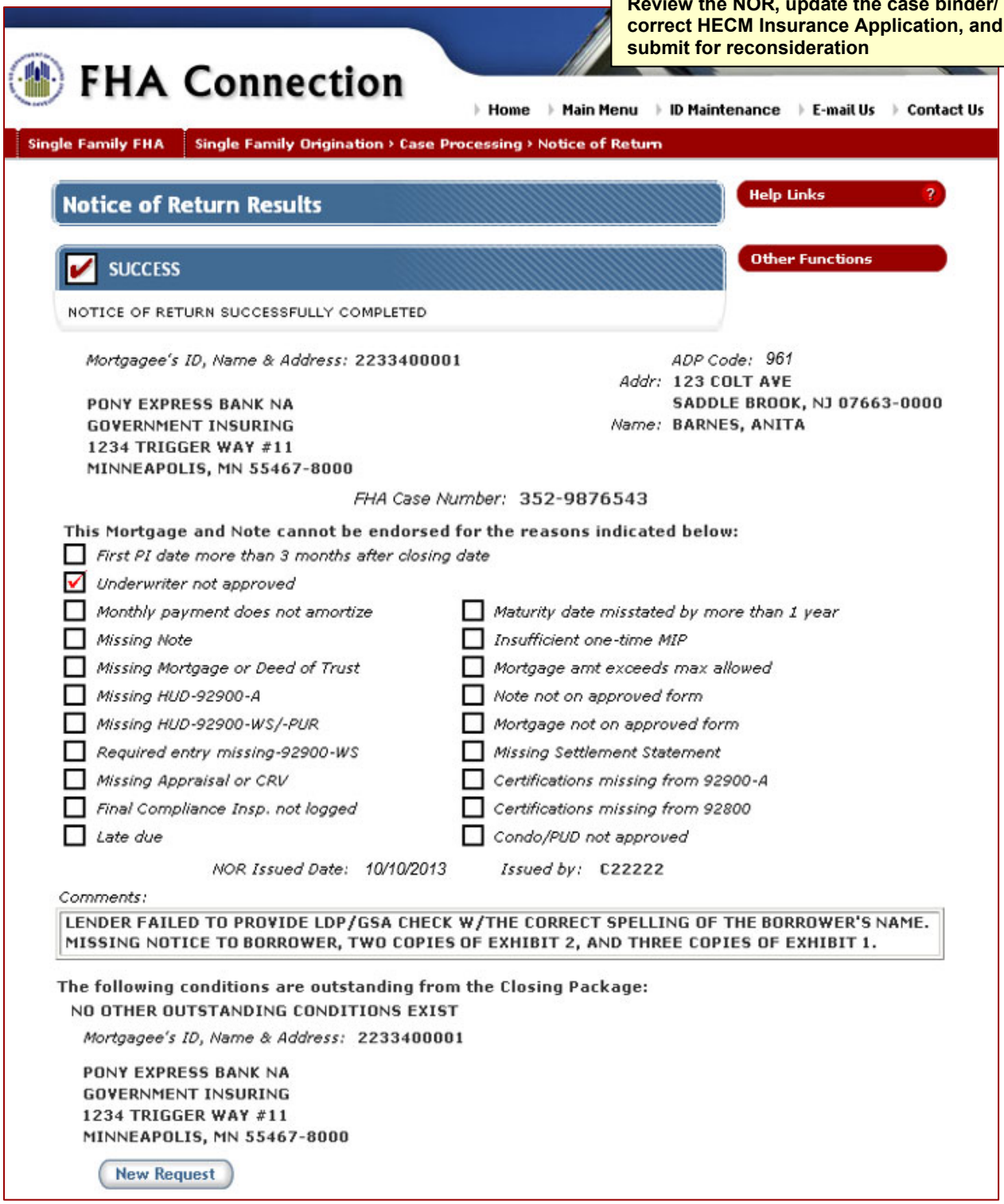


Figure 10c: Notice of Return Results page