

HECM heir decision timeline

Personal record sheet for an FHA-insured HECM. This worksheet is not a legal notice and does not change any deadline. Keep the completed sheet with your own records; do not mail or upload it.

Leave Social Security numbers, loan numbers, insurance policy numbers and bank details off this sheet. Proprietary and jumbo reverse mortgages follow their own contracts; this sheet tracks the FHA-insured program only.

Block A. Dates

The servicer must send the Due and Payable Notice within 30 days after it notifies HUD of the death, and the family then has 30 days from the notice date to act. Record each date as it happens and ask the servicer for the date it used. [S05, S03]

Date of death of the last borrower

Date you notified the servicer

Date the servicer said it notified HUD

Due and Payable Notice date

30 day response deadline (notice date plus 30 days)

Block B. Chosen option (check one)

The notice must state the three ways to satisfy the loan: pay the balance, sell at the program floor, or deliver a deed in lieu of foreclosure. A qualifying Eligible Non-Borrowing Spouse deferral changes this picture for a surviving spouse. [S05, S02]

Chosen option (write one from the list below)

Status choices: repay the balance in full / sell (floor: 95 percent of appraised value) / deed in lieu of foreclosure / Eligible Non-Borrowing Spouse deferral

HECM heir decision timeline (continued)

Block C. Extension requests

Extensions need evidence: documentation of active marketing, including delays in sales or payoffs, and attempts to satisfy the balance. No more than two 90 day extensions are available on that evidence, plus one conditional mortgagee extension that is not meant to add selling time. [S06]

Extension request 1 date

Evidence attached to request 1

Extension request 2 date

Evidence attached to request 2

Conditional mortgagee extension date and status

Active marketing records attached (yes or no)

Documented sales contract or closing delay attached (yes or no)

Payoff attempt records attached (yes or no)

HECM heir decision timeline (continued)

Block D. Appraisal

The appraisal is done by an FHA roster appraiser no later than 30 days after a request from an applicable party, and it is at the mortgagee's expense when the loan is due and payable. [S03]

Appraisal request date

Appraisal delivered date (standard: no later than 30 days after request)

Block E. Contacts

The CFPB recommends an attorney or a HUD-approved housing counseling agency for the spouse path and for questions this process raises. A named servicer contact keeps the phone calls traceable. [S02]

Servicer contact name

Servicer contact phone

HUD-approved housing counselor or attorney name

Counselor or attorney phone

Block F. Insurance continuity

The HECM mortgage obligates hazard insurance on the collateral property, including fire and flood where required, for as long as necessary to protect the lender's investment. Unpaid property charges are also a trigger that can bring a HECM due. [S04]

Current insurance policy status

HECM heir decision timeline (continued)

Who is paying the premium

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Sources for this sheet: S02, S03, S04, S05, S06. Full citations follow.

Fictional example (made-up person and dates)

All names, dates and details on this page are invented. Nothing here records a real person, servicer, loan or outcome.

Jordan Avery is an heir to an aunt's FHA-insured reverse mortgage in this invented example. The dates follow the federal sequence: notice within 30 days after the servicer notifies HUD, then a 30 day response window, then an extension supported by listing records.

Sample Block A: the dates

The sample records the five dates behind the deadlines. The 30 day response deadline is the notice date plus 30 days. [S05, S03]

Heir: Jordan Avery

Date of death of the last borrower: February 12, 2026

Date you notified the servicer: February 20, 2026

Date the servicer said it notified HUD: March 5, 2026

Due and Payable Notice date: March 24, 2026

30 day response deadline: April 23, 2026

Sample Blocks B to D: the choice, the extension, the appraisal

The sample heir chooses to sell and later requests one 90 day extension with listing records attached, which is the evidence the mortgagee letter names. [S06]

Chosen option: Sell (floor: 95 percent of appraised value)

Extension request 1 date: May 20, 2026

Evidence attached to request 1: Listing history showing active marketing

Appraisal request date: April 8, 2026

Appraisal delivered date: April 30, 2026

Sample Blocks E and F: contacts and insurance

The sample keeps a named servicer contact, a phone note from a HUD-approved counseling agency, and the insurance line filled in, because the HECM mortgage obligates insurance on the collateral property. [S02, S04]

Fictional example (made-up person and dates) (continued)

Servicer contact name: C. Whitfield

Servicer contact phone: 555-0142

HUD-approved housing counselor or attorney: Counseling agency phone note kept

Current insurance policy status: Original policy still in force

Who is paying the premium: Billed to the estate account

This worksheet is a personal record. It is not a legal notice and does not change any deadline.

Sources for this sheet: S02, S03, S04, S05, S06. Full citations follow.

Sources and official instructions

[S02] Ask CFPB: What happens to my reverse mortgage when I die?. Consumer Financial Protection Bureau. Last reviewed January 2, 2025; checked October 17, 2026.

<https://www.consumerfinance.gov/ask-cfpb/what-happens-my-reverse-mortgage-when-i-die-en-2096/>

[S03] 24 CFR 206.125, Acquisition and sale of the property. U.S. Department of Housing and Urban Development, via eCFR. Current as of October 15, 2026; checked October 17, 2026.

<https://www.ecfr.gov/current/title-24/subtitle-B/chapter-II/subchapter-B/part-206/subpart-C/section-206.125>

[S04] 24 CFR 206.27, 206.57 and 206.129, HECM mortgage provisions. U.S. Department of Housing and Urban Development, via eCFR. Current as of October 15, 2026; checked October 17, 2026.

<https://www.ecfr.gov/current/title-24/subtitle-B/chapter-II/subchapter-B/part-206/subpart-C/section-206.27>

[S05] Mortgagee Letter 2022-15, Update to HECM Program Requirements for Notice of Due and Payable Status. U.S. Department of Housing and Urban Development. August 31, 2022; checked October 17, 2026.

<https://www.hud.gov/sites/dfiles/OCHCO/documents/2022-15hsgml.pdf>

[S06] Mortgagee Letter 2015-10, HECM Due and Payable Policies. U.S. Department of Housing and Urban Development. April 23, 2015; checked October 17, 2026.

<https://www.hud.gov/sites/documents/15-10ml.pdf>