

## IMPORTANT INFORMATIONAL NOTICE

U.S Department of Housing and Urban Development (HUD) has published Mortgagee Letter 2015-15 effective June 12, 2015 regarding Mortgagee Optional Election Assignment for Home Equity Conversion Mortgages (HECMs) with FHA Case Numbers assigned prior to August 4, 2014.

Pursuant to this published Mortgagee Letter, when a reverse mortgage becomes due and payable due to the death of the HECM Borrower there may be certain options available based upon completing the eligibility requirements described in Mortgagee Letter 2015-15.

An "Eligible Surviving Non-Borrowing Spouse" includes:

- ✓ Was either:
  - Legally married – as determined by the law of the state in which the spouse borrower reside(d) or the state of celebration – to the HECM borrower at the time of loan closing and who remained married to the HECM borrower until the HECM borrower's death; or
  - Engaged in committed relationship with the borrower akin to marriage but was prohibited, at the time of HECM loan origination, from marrying the HECM borrower based on the gender of both the borrower and Non-Borrowing Spouse, but was legally married prior to the death of the borrower, as determined by the law of the state in which the spouse and borrower reside(d) or the state of celebration, to the HECM borrower and remained married until the death of the borrowing spouse;
- ✓ Currently resides and resided in the property secured by the HECM as his or her principal residence at origination of the HECM and throughout the duration of the HECM borrower's life, and;
- ✓ Who has or is able to obtain – within 90 days following the death of the last surviving borrower - good, marketable title to the property or a legal right (e.g. executed lease, court order, etc.) to remain in the property for life.

After the death of the last HECM borrower, a Non-Borrowing Spouse may elect to satisfy the HECM and retain the property securing the HECM for the lesser of the unpaid principal balance or 95% of the property's current appraised value. Further, after the death of the last surviving borrower, the property Securing the HECM may be sold by the borrower's estate and/or the borrower's heir(s) (regardless of the presence of any Non-Borrowing Spouse) for the lesser of the unpaid principal balance or 95% of the property's appraised value.

To begin the eligibility process or obtain additional information of the eligibility and document requirements please contact us in writing at:

Champion Mortgage  
PO Box 619093  
Dallas, TX 75261-9093

Champion Mortgage is a debt collector. This is an attempt to collect a debt and any information obtained will be used for that purpose. However, if you are currently in bankruptcy or have received a discharge in bankruptcy, this communication is not a demand for payment of the captioned debt to the extent that it is included in your bankruptcy or has been discharged, but is provided for informational purposes only.



**The following documents need to be submitted for eligibility review within 90 days of the date of the HECM borrower's death:**

- Written notice of their request to review for eligibility of Non-Borrower Spouse
- Confirmation of requesting spouse's Social Security Number
- Payment of the current Default Balance (if any) for Taxes and/or Insurance  
(**Note** - Property Taxes & Insurance must be maintained and paid current for program eligibility)
- Death Certificate of HECM Borrower(s)
- Proof of requesting Spouse's Name/Date of Birth (e.g. Driver's License or any State/Federal issued ID)
- Proof of Occupancy as principal residence.
- Marriage Certificate or other document supporting committed relationship on or before the time of the HECM loan closing and remained married until the HECM Borrower's death
- Non Borrowing Spouse Certification
- Evidence of Marketable Title or your Legal Right to the Property, such as:
  - Court Order, such as an order appointing Personal Representative or Administrator of the Estate
  - Executed Lease
  - Copy of the Deed showing Non-Borrower Spouse ownership interest

HUD Mortgagee Letter 2015-15 does not allow for the mortgage to be in default for any other reason. Any default balance for Property Charges must be paid in full. HECM must have been assigned an FHA Case Number prior to August 4, 2014.

Once eligibility is completed, an approval or denial letter will be provided.

You may reach our Reverse Mortgage Servicing Center at 1-855-683-3095 from 8:00am to 8:00pm Eastern Time, Monday through Thursday and 8:00am to 5:00pm Eastern Time on Friday. You may also find additional information on our website at [www.championmortgage.com](http://www.championmortgage.com).

Sincerely,

Customer Support  
Champion Mortgage  
NMLS#2119

NBS Informational Notice 20161206

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**ATTENTION NEW JERSEY RESIDENTS:**

New Jersey law prohibits discrimination in housing. Click here for additional information:  
[http://www.nj.gov/oag/dcr/downloads/posters/8x11\\_housingposter.pdf](http://www.nj.gov/oag/dcr/downloads/posters/8x11_housingposter.pdf)

**ATTENTION TEXAS RESIDENTS:**

COMPLAINTS REGARDING MORTGAGE BANKERS AND THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR, SUITE 201, AUSTIN, TEXAS 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT 1-877-276-5550.

THE DEPARTMENT MAINTAINS A RECOVERY FUND TO MAKE PAYMENTS OF CERTAIN ACTUAL OUT OF POCKET DAMAGES SUSTAINED BY BORROWERS CAUSED BY ACTS OF LICENSED RESIDENTIAL MORTGAGE LOAN ORIGINATORS. A WRITTEN APPLICATION FOR REIMBURSEMENT FROM THE RECOVERY FUND MUST BE FILED WITH AND INVESTIGATED BY THE DEPARTMENT PRIOR TO THE PAYMENT OF A CLAIM. FOR MORE INFORMATION ABOUT THE RECOVERY FUND, PLEASE CONSULT THE DEPARTMENT'S WEB SITE AT WWW.SML.TEXAS.GOV.

**Legal Disclosure**

Nationstar Mortgage LLC, d/b/a, Champion Mortgage Company, 8950 Cypress Waters Blvd, Coppell, TX 75019. 1-888-480-2432. NMLS Unique Identifier #2119. Alabama – Nationstar Mortgage LLC d/b/a Champion Mortgage Company - Consumer Credit License #MC21042. Alaska – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Mortgage Broker/Lender License #AK2119-1. Arizona – Champion Mortgage Company – Mortgage Banker License #910465. Arkansas – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Mortgage Banker, Broker and Servicer License #11631 and Arkansas Collection Agency License. California – Licensed by the Department of Corporations under the California Residential Mortgage Lending Act - Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Finance Lender License #6037985. Colorado – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Supervised Lender License #991180.002. Connecticut – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Mortgage Lender License #6719. Delaware – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Licensed Lender License #5256. District of Columbia – Nationstar Mortgage LLC of Delaware d/b/a Champion Mortgage Company – Mortgage Lender and Broker License #MLB7114. Florida – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Mortgage Lender Servicer License #MLD637. Georgia – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Residential Mortgage Licensee, #11585. Idaho – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Mortgage Lender/Broker License #MBL7833 and Regulated Lender License #RRL-6146. Illinois – Champion Mortgage Company – Residential Mortgage Licensee #MB.6760667 - Department of Financial and Professional Regulation, 122 S. Michigan Avenue, Suite 1900, Chicago, IL 60603. Indiana – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – First Lien Residential Mortgage Lender License #10864 and Subordinate Lien Residential Mortgage Lender License #179. Iowa – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Mortgage Banker License #2008-0114. Kansas – Nationstar Mortgage LLC d/b/a Champion Mortgage – Supervised Lender License #SL.0000864. Kentucky – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Mortgage Loan Company License #617. Louisiana – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Residential Mortgage License #1185. Maine – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Supervised Lender License #SLM-12196 and Loan Servicer Registration #SVR12227. Maryland – Nationstar Mortgage LLC d/b/a Champion Mortgage Company of Texas – Mortgage Lender License #18498. Michigan – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – First Mortgage Broker, Lender and Servicer Registration # FR0017841 and Secondary Mortgage Broker, Lender and Servicer Registration #SR0905. Minnesota – Champion Mortgage Company – Residential Mortgage Loan Broker License #11-1837. Mississippi – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Mortgage Lender License #2119. Missouri – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Residential Mortgage Loan Broker License #11-1837. Montana – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Mortgage Lender License #2119. Minnesota – Champion Mortgage Company – Residential Mortgage Originator License #20184306. Mississippi – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Mortgage Lender License #2119. Missouri – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Mortgage Lender License #11-1837. Montana – Nationstar Mortgage LLC d/b/a Champion Mortgage Company LLC – License and Mortgage Servicer License #2119 and Consumer Loan License & Supplementary consumer loan license #1088. Nebraska – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Mortgage Banker License #307. New Hampshire – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Mortgage Banker License #8486-MB. New Jersey – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Residential mortgage Lender License #9923146. New Mexico – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Mortgage Loan Company License #176. New York – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Mortgage Banker License #B500694. New York City – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Debt Collection Agency License #1424140. North Carolina Mortgage – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Lender License #L-103450 and Collection Agency Permit #150369. North Dakota – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Money Broker License #MB101417. Ohio – Nationstar Mortgage LLC d/b/a Champion Mortgage Company of Ohio – Mortgage Broker Act – Mortgage Banker Exemption #MBMB.850005.000. Oklahoma – Champion Mortgage Company – Mortgage Broker License #MB002205 and Supervised Lender License #SL007720. Oregon – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Mortgage Banker License, #ML-1175. Pennsylvania – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Mortgage lender License #21248. Puerto Rico – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Mortgage Lender/Servicer License #IH-155. Rhode Island – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Lender License #20011310LL and Loan Broker License #20011299LB. South Carolina – Champion Mortgage Company – Mortgage Lender/Servicer License #MLS-2119 OTN #1 and Supervised Lender License #S-5, 7599. South Dakota – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Mortgage Lender License #ML.04012. Tennessee – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Mortgage Lender, Broker and Servicer License #109447. Texas – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Regulated Loan License #53788. Utah – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Collection Agency Notification #4904032-0131. Utah – Champion Mortgage Company – Residential Mortgage Lender Entity License #6688068. Vermont – Champion Mortgage Company – Licensed Lender License #5932 and Loan Servicer License #2119-2. Virgin Islands – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Mortgage Lender License #VI-MLC-2119. Virginia Mortgage – Virginia Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Lender and Mortgage Broker License #MC-2075. Washington – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Consumer Loan License #CL-2119. West Virginia – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Mortgage Lender License #ML-20776. Wisconsin – Nationstar Mortgage LLC d/b/a Champion Mortgage – Mortgage Banker License #377878A. Wyoming – Nationstar Mortgage LLC d/b/a Champion Mortgage Company – Residential Mortgage Lender and Broker License #1109 and Supervised Lender License #SL2779.

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