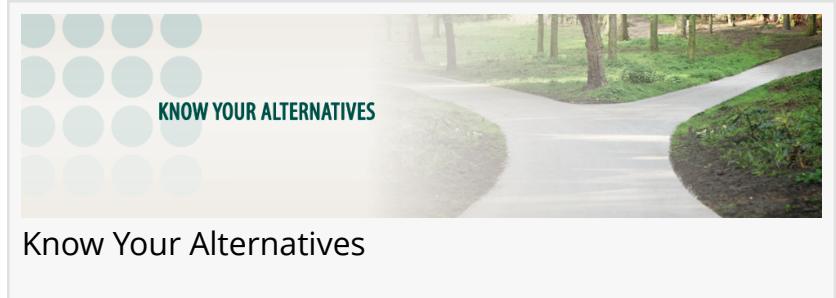


# Federal Safeguards Continue to Strengthen Reverse Mortgage Protections for Seniors

ORANGE COUNTY, CA, UNITED STATES, January 11, 2026 /EINPresswire.com/ -- FHA-insured reverse mortgages, formally known as Home Equity Conversion Mortgages (HECMs), have undergone significant regulatory changes over the past two decades, adding multiple federal safeguards intended to improve consumer protections for senior homeowners.



Administered by the Federal Housing Administration (FHA) and regulated by the U.S. Department of Housing and Urban Development (HUD), HECM reverse mortgages allow homeowners aged 62 and older to access a portion of their home equity without requiring monthly mortgage payments, provided property taxes, homeowners insurance, and maintenance obligations are met.

These changes are designed to promote informed decision-making and reduce risk for borrowers and their families."

*Paul Scheper*

According to Paul Scheper, CRMP, President of Loangevity Mortgage in Orange County, California, the current HECM program differs substantially from earlier versions. "The modern reverse mortgage includes regulatory protections that were not in place when the program was first introduced," Scheper said. "These changes are designed to promote informed decision-making and reduce risk for borrowers and their families."

Key Consumer Protections Include:

## Mandatory Independent Counseling

All prospective HECM borrowers are required to complete a counseling session with a HUD-approved housing counselor before proceeding with a loan application. The counseling is intended to ensure borrowers understand loan terms, responsibilities, financial alternatives, and long-term implications.

Sarah Scheper, Vice President of Loangevity Mortgage, noted that the counseling requirement is a core consumer safeguard. "The goal is to ensure borrowers receive independent education

before entering into the loan," she said.

**Federally Guaranteed Line of Credit**  
HECMs may include a line-of-credit option in which unused funds can grow over time. Under current FHA program rules, this line of credit cannot be reduced or canceled due to changes in the housing market or the borrower's financial circumstances.

**Non-Borrowing Spouse Protections**  
HUD regulations now provide protections for eligible non-borrowing spouses, allowing them to remain in the home after the borrower's death, provided ongoing loan obligations—such as property taxes and insurance—continue to be met.

**Heir and Estate Safeguards**  
HECM reverse mortgages are non-recourse loans. If the loan balance exceeds the home's market value at repayment, neither heirs nor the borrower's estate can be held personally liable for the difference. Upon the borrower's death, heirs may sell the home, refinance the balance, or surrender the property to satisfy the loan.

**Federal Insurance and Oversight**  
HECM loans are insured by the FHA, regulated by HUD, and securitized through Ginnie Mae, providing multiple layers of federal oversight and financial backing.



Money House



As housing affordability and retirement planning remain key concerns for aging homeowners, industry professionals emphasize the importance of understanding how federally insured reverse mortgages are regulated and the consumer protections currently in place.

## Learn More

For more information about reverse mortgages, visit [www.ScheperPaul.com](http://www.ScheperPaul.com) or contact [PaulScheper@Live.com](mailto:PaulScheper@Live.com). For more free educational information like this, check it out here - [www.ReverseTube.TV](http://www.ReverseTube.TV).

**About Loangevity Mortgage:** Paul Scheper is the owner of Loangevity Mortgage (Toll Free 800-662-6784) and specializes in helping individuals and families navigate real estate and financial decisions with confidence and transparency. With over 41 years of experience, Scheper's mission is to empower clients with knowledge and tailored solutions to help seniors retire more confidently and comfortably.

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