



NEWS AND UPDATES

TO: All FHA-Approved Mortgagees

What's New

Newly Revised Form and Model Documents to Align with Eliminating Post-Payment Interest Charges and Changes to the Adjustable Rate Mortgage “Look-Back” Period Rules

Today, the Federal Housing Administration’s (FHA) Office of Single Family Housing announced revisions to forms and model mortgage documents that accompany the previously announced changes found in the [Handling Prepayments: Eliminating Post-Payment Interest Charges](#) and [Adjustable Rate Mortgage Notification Requirements and Look-Back Period](#) final rules.

The updated form, “[Important Notice to Homebuyers](#) (HUD-92900-B)” is posted on the HUD Client Information Policy Systems ([HUDCLIPS](#)) web page.

Mortgagees may begin using this new form immediately, but must use this new form for all mortgages closed on or after the effective date of the [Handling Prepayments: Eliminating Post-Payment Interest Charges](#) rule, which is January 21, 2015.

The following updated model mortgage documents and disclosure are posted on the [Single Family Housing Model Documents](#) web page:

- Model Forward Fixed Rate Mortgage Note;
- Model Forward Adjustable Rate Mortgage Note; and
- Informed Consumer Choice Disclosure.

Mortgagees must begin using the language in these new documents no later than the effective date of the appropriate rules.

Quick Links and Resources

- View the Federal Register final rule (Docket No. FR-5360-F-02), “*Federal Housing Administration (FHA): Handling Prepayments: Eliminating Post-Payment Interest Charges*,” which is applicable to all FHA-insured mortgages closed on or after January 21, 2015, at <http://www.gpo.gov/fdsys/pkg/FR-2014-08-26/pdf/2014-20214.pdf>.
- View the Federal Register final rule (Docket No. FR-5744-F-02), “*Federal Housing Administration (FHA): Adjustable Rate Mortgage Notification Requirements and Look-Back Period for FHA-Insured Single Family Mortgages*,” which is

applicable to all FHA-insured mortgages closed on or after January 10, 2015, at <http://www.gpo.gov/fdsys/pkg/FR-2014-08-26/pdf/2014-20215.pdf>.

- View the Important Notice to Homebuyers (HUD-92900-B) form at <http://portal.hud.gov/hudportal/documents/huddoc?id=92900-b.pdf>.
- View the model mortgage documents and the Informed Consumer Choice Disclosure at http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/model_documents.
- Contact the FHA Resource Center:
 - Visit our online knowledge base to obtain answers to frequently asked questions 24/7 at www.hud.gov/answers.
 - E-mail the FHA Resource Center at answers@hud.gov. Emails and phone messages will be responded to during normal hours of operation, 8:00 a.m. to 8:00 p.m., ET, Monday through Friday on all non-Federal holidays.
 - Call 1-800-CALLFHA (1-800-225-5342). Persons with hearing or speech impairments may reach this number by calling the Federal Information Relay Service at 1-800-877-8339.

| RESOURCE INFORMATION | | | | | | | | | | | | | | | |
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| FHA INFO Archives: | Visit the FHA INFO Archives to access FHA INFO messages issued from 2012 to the present. | | | | | | | | | | | | | | |
| Have FHA Questions? | For FHA technical support, please search the FHA Frequently Asked Questions site or contact the FHA Resource Center by email at: answers@hud.gov or by telephone toll free between 8:00 AM & 8:00 PM ET at: (800) CALLFHA or (800) 225-5342. Persons with hearing or speech impairments may access this number via TTY by calling the Federal Information Relay Service at (800) 877-8339. | | | | | | | | | | | | | | |
| Subscribe/Unsubscribe Instructions: | To subscribe to the Single Family FHA INFO mailing list you can use this link: FHA INFO or send a request by email to: answers@hud.gov Bulk subscriptions: To sign up your entire office or a large group, send the list of email addresses (in the format below) to: answers@hud.gov aaa@xyz.com bbb@xyz.com ccc@xyz.com To Unsubscribe follow the unsubscribe instructions on that page. | | | | | | | | | | | | | | |
| Resource Links: | <table style="width: 100%; border: none;"> <tr> <td style="vertical-align: top;">Archived Webinars</td> <td style="vertical-align: top;">Foreclosure Assistance</td> </tr> <tr> <td style="vertical-align: top;">Career Opportunities</td> <td style="vertical-align: top;">Grant Opportunities</td> </tr> <tr> <td style="vertical-align: top;">Contracting Opportunities</td> <td style="vertical-align: top;">HUD Home Property Listings</td> </tr> <tr> <td style="vertical-align: top;">Events & Training</td> <td style="vertical-align: top;">HUD.gov</td> </tr> <tr> <td style="vertical-align: top;">FHA Forms</td> <td style="vertical-align: top;">Making Home Affordable</td> </tr> <tr> <td style="vertical-align: top;">FHA Homeownership Centers</td> <td style="vertical-align: top;">Presidentially Declared Disaster Areas</td> </tr> <tr> <td style="vertical-align: top;">FHA Mortgagee Letters</td> <td style="vertical-align: top;">Visit our Homepage</td> </tr> </table> | Archived Webinars | Foreclosure Assistance | Career Opportunities | Grant Opportunities | Contracting Opportunities | HUD Home Property Listings | Events & Training | HUD.gov | FHA Forms | Making Home Affordable | FHA Homeownership Centers | Presidentially Declared Disaster Areas | FHA Mortgagee Letters | Visit our Homepage |
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