



A FREE GUIDE FOR TEXAS HOMEOWNERS 62+

The Texas Reverse Mortgage Guide

The protections that make Texas special, explained in plain English



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Welcome, Texas Homeowner

Texas is one of the most homeowner-protective states in the country, and that includes reverse mortgages. Here, the rules aren't just in lender policy. They're written right into the **Texas Constitution** (Article XVI, Section 50).

Texans have always guarded their homesteads. For more than 150 years, the state limited what lenders could do with a family home. Voters chose to open the door to reverse mortgages in the late 1990s, and they've refined the protections several times since, most recently in 2013.

The result? A reverse mortgage in Texas comes with extra safeguards, extra time to decide, and extra disclosures that put you in control. This guide walks you through what makes Texas different, so you can decide with confidence whether a reverse or retirement mortgage fits your plans.

Inside this guide

- The Texas protections built into every reverse mortgage
- The Texas 12-day notice and why it's good news for you
- Who qualifies, and how your Texas property tax benefits fit in
- Program options, including buying a new home with a reverse mortgage
- What happens down the road for you and your family

A Note from Angella



Hello, and thank you for downloading this guide!

I've spent over two decades helping homeowners understand reverse and retirement mortgages, and Texas holds a special place for me. The state's thoughtful protections make it a wonderful place to explore this option, because so many safeguards are already built in for you.

My approach is simple: education first. I want you to have every piece of information you need to make a fully informed decision, whether that decision is yes, not yet, or no thank you. There's never any pressure, just clear answers and friendly follow-up.

I'd love to be your resource as you explore. Read through this guide, jot down your questions, and reach out whenever you're ready.

With gratitude,

Angella Conrard, CRMP

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Texas Protections Built Into Every Reverse Mortgage

The Texas Constitution spells out exactly what a reverse mortgage is and what it must include. Industry advocates have described Texas reverse mortgages as among the most regulated and consumer-friendly loans in the nation.

Texas protection	What it means for you
Homestead only	A Texas reverse mortgage is made on your homestead, the home you live in. It's designed for aging in place, not investment property.
Both spouses consent	Each owner and each owner's spouse must agree in writing. Your spouse is part of the decision from day one.
Non-recourse	No personal liability for you or your spouse. The loan is repaid from the home, never from your other savings.
Counseling for you and your spouse	Both you and your spouse confirm in writing that you received counseling on reverse mortgages and other options.
12-day notice	Your loan cannot close until at least 12 days after you receive a detailed Texas disclosure. More on this next.
Steady advances	If you choose scheduled payments, the lender cannot reduce them because of an interest rate change.
Notice and a chance to fix	If an issue arises, the lender must notify you in writing and give you an opportunity to resolve it first.

The bottom line: Texas didn't just allow reverse mortgages. It built a framework around them to protect homeowners, spouses, and families.

The Texas 12-Day Notice

Built-in time to decide

In Texas, your reverse mortgage can't close until at least 12 days after you receive a written notice titled *Important Notice to Borrowers Related to Your Reverse Mortgage*. Think of it as built-in breathing room, written right into state law.

What the notice covers, in plain English

- **Your ongoing responsibilities:** live in the home, pay property taxes and homeowners insurance, and keep the home in good repair.
- **Time away from home:** like all reverse mortgages, your home needs to remain your primary residence. If you'll be away more than 12 months in a row, such as an extended care stay, talk with your lender first.
- **Property tax deferral:** if you've used the Texas over-65 tax deferral, you may need to resume paying property taxes yearly once you have a reverse mortgage.
- **Your right to notice:** if a problem ever comes up, you'll receive written notice and a chance to resolve it.
- **Talk it over:** you're encouraged to review it with an attorney or trusted advisor before closing.

How the Texas process flows

1	Friendly conversation with me to explore your goals and run your numbers.
2	Counseling with an independent, HUD-approved counselor (you and your spouse).
3	Application and appraisal
4	Texas 12-day notice delivered, giving you time to review and ask questions.
5	Closing followed by the standard 3-day right to cancel on refinance transactions.

My promise: I'll walk you through every line of the Texas notice so nothing feels like a surprise.

Who Qualifies in Texas?

The core Texas requirements are straightforward, and many of them are opportunities to plan rather than roadblocks.

Requirement	The Texas details
Age	At least one borrower, or the borrower's spouse, must be 62 or older. In Texas, age 62 is the starting point for every reverse mortgage, including jumbo programs.
Spouse under 62?	On a HECM, a younger spouse may be included as an eligible non-borrowing spouse. Guidelines vary, so let's review your situation together.
Your homestead	The home must be your principal residence and Texas homestead.
Equity	You'll need meaningful equity. An existing mortgage is fine; it's typically paid off at closing.
Property taxes and insurance	You'll continue paying these. A financial assessment helps confirm the plan fits your budget.
Counseling	You and your spouse complete counseling before closing.
Eligible property	Single-family homes, many condos, 2–4 unit homes (you live in one unit), and qualifying manufactured homes.

Not sure you fit every box? That's exactly what a conversation is for. Many questions have solutions once we look at the details.

Your Texas Property Tax Benefits

Good news: a reverse mortgage doesn't change who owns your home. You stay on title, so your Texas homestead benefits stay with you.

- **Homestead exemption:** continues as long as the home remains your homestead.
- **Over-65 exemption:** stacks on top of your standard homestead exemption and can lower your bill significantly.
- **School tax ceiling:** with the over-65 or disabled person exemption, school taxes on your home won't increase while the exemption is in place.
- **Portable ceiling:** buying a new Texas home? Your tax ceiling can transfer with you, which pairs nicely with a HECM for Purchase.

One thing to know about tax deferral: Texas lets homeowners 65+ postpone property taxes with a deferral affidavit. Reverse mortgages require taxes to be paid each year, so if you've been deferring, we'll plan for that together. In many cases, reverse mortgage proceeds can pay off previously deferred taxes at closing.

Tip: No state income tax in Texas, and reverse mortgage proceeds are loan advances rather than income, so they're generally not taxable. Check with your tax advisor for your situation.

Program Options for Texas Homeowners

Texas homeowners can choose from the same core programs available nationwide, with Texas protections layered on top.

HECM (Home Equity Conversion Mortgage)

The FHA-insured reverse mortgage. For 2026, the HECM limit is **\$1,249,125** for homes anywhere in the country. Funds can come as a cash lump sum, a line of credit, term or tenure payments, or a combination. An unused line of credit grows over time, which makes it a powerful buffer asset in a retirement plan.

HECM for Purchase

Buy your next home and get a reverse mortgage in one transaction. Texas voters approved this in 2013, making Texas the final state to offer it. It's ideal for right-sizing closer to family, moving to a single-story home, or relocating to Texas, with no monthly mortgage payment required.



Jumbo (Proprietary) Reverse Mortgages

For higher-value Texas homes, from Austin's Hill Country to Dallas and Houston neighborhoods. Jumbo programs can reach well beyond the HECM limit. In Texas, they follow the same age-62 minimum.

Other retirement mortgage programs

I offer additional retirement mortgage solutions as well. Ask me which programs are available for your Texas home and goals.

Reverse Mortgage vs. Home Equity Loan

How the two Texas options compare

Texas has two constitutionally defined ways to tap your homestead equity. Here's how they compare for retirement.

Feature	HECM reverse mortgage	Texas home equity loan or HELOC
Monthly mortgage payment	Not required (taxes, insurance, upkeep continue)	Required
Borrowing limit	Based on age, rates, and home value (up to \$1,249,125 HECM limit in 2026)	Total liens capped at 80% of home value
Qualifying	Financial assessment designed for retirees	Traditional income and credit standards
Line of credit	Unused portion grows over time; can't be frozen or reduced	Can be frozen or reduced; payments may jump at recast
Personal liability	None (non-recourse)	Texas home equity loans are also non-recourse
Minimum age	62	None

Takeaway: if you're 62+ and want flexibility without a required monthly payment, a reverse mortgage deserves a close look. I'm happy to run both side by side for you.

Popular ways Texans use their equity

Eliminate a monthly mortgage payment	Create a standby line of credit for healthcare, home updates, or market downturns
Delay Social Security or protect investments from sequence-of-returns risk	Age in place comfortably, with cash flow and no lifestyle sacrifice

When the Loan Becomes Due

A reverse mortgage becomes due when the last borrower (or eligible non-borrowing spouse) sells the home, moves out permanently, or passes away. Your family keeps every option.

Keep the home

Heirs can pay off the balance, often by refinancing. With a HECM, they can keep it for 95% of the appraised value if that's less than the balance.

Sell the home

Pay off the loan and keep any remaining equity. Equity belongs to you and your heirs, not the lender.

Walk away

If the home is worth less than the balance, FHA insurance covers the difference. Thanks to non-recourse protection, your heirs never owe more than the home is worth.

Texas adds one more layer of care: foreclosure on a Texas reverse mortgage requires a court order, giving families added oversight and time.

Tip: include your family in the conversation early. I'm always happy to talk with adult children or your financial planner, so everyone feels informed and comfortable.

Questions Texas Homeowners Ask Me Most

Does the bank own my home?

No. You keep title and ownership, just like any other mortgage.

Why does my spouse have to sign if they aren't on the loan?

Texas homestead law requires each owner's spouse to consent to any lien on the family homestead. It's a protection that keeps both of you informed and in agreement.

Why does Texas make me wait 12 days?

The Texas Constitution requires it so you have time to review your disclosures and ask questions. Many clients tell me they appreciate the extra time.

Can I use a reverse mortgage to buy a home in Texas?

Yes. HECM for Purchase has been available in Texas since late 2013.

I'm 58. Can I qualify for a jumbo reverse mortgage?

In Texas, the minimum age is 62 for all reverse mortgages. Let's talk about your timeline and other options in the meantime.

Will I lose my over-65 exemption or tax ceiling?

No. Your homestead exemptions stay in place because you remain the owner.

What if my home has a ranch or acreage?

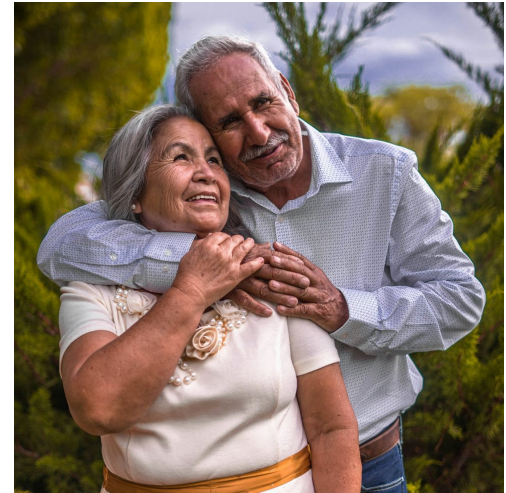
Many rural Texas homes qualify. Acreage and outbuildings are reviewed case by case, so let's look at your property together.

Your Next Step

There's no obligation and no pressure, just a friendly conversation and real numbers for your Texas home.

When we talk, I'll help you:

- ☐ See how much you may qualify for with a personalized reverse mortgage calculator estimate
- ☐ Compare HECM, jumbo, and HECM for Purchase options
- ☐ Walk through the Texas 12-day notice and your spouse's role
- ☐ Plan around your property tax exemptions or deferral
- ☐ Answer questions from your family or financial planner



Ready when you are

Call or text: 949-439-7030

Email: angella@angellaconrard.com

Book a time: calendly.com/reverse-mortgages

Visit: www.angellaconrard.com

I look forward to helping you explore your options!



Important disclosures

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Sources: Texas Constitution, Article XVI, Section 50(k), as amended by SJR 18 (2013), capitol.texas.gov · HUD, 2026 HECM limits, hud.gov · Texas Law Help, over-65 exemptions and deferrals, texaslawhelp.org · Williamson County, exemptions and tax deferral, wilcotx.gov · HousingWire, HECM for Purchase in Texas, 2013. These materials are not from, nor approved by, HUD or FHA.

