



Is a Reverse Mortgage Right for You?

Self-Assessment

Answer each question honestly. There are no wrong answers. The goal is to see whether a reverse mortgage aligns with your actual situation and needs.

Your home and plans

Question	Yes = Good Fit ✓	No = Explore Alternatives ✗
Are you 62 or older?	Required for HECM (some proprietary options start at 55)	You'll need to look at HELOCs, home equity loans, or HEIs
Do you own your home outright or have at least 50% equity?	You likely qualify for a meaningful loan amount	You may not receive enough funds to be worthwhile
Do you plan to stay in your home for at least 5-10 more years?	Reverse mortgages work best for long-term stays	The upfront costs may not be justified for a short stay
Is this your primary residence?	Required for HECM eligibility	Reverse mortgages don't apply to second homes or investment properties

Your financial situation

Question	Yes = Good Fit ✓	No = Explore Alternatives ✗
Can you afford to keep paying property taxes and homeowners insurance?	Essential for keeping the loan in good standing	Falling behind triggers default. Consider whether this is sustainable.
Do you need supplemental income or a financial safety net?	A reverse mortgage line of credit or monthly payments can fill this gap	If your finances are stable, you may not need the added complexity
Would you prefer no monthly loan payments?	Reverse mortgages require no monthly repayment	If you can handle payments, a HELOC or home equity loan may cost less overall
Are you comfortable with a loan balance that grows over time?	This is how reverse mortgages work. Interest compounds on the balance.	If a growing balance concerns you, a fixed-payment product may feel better



Your family and estate

Question	Yes = Good Fit ✓	No = Explore Alternatives ✗
Have you discussed this with your spouse and/or heirs?	Communication is key. Your spouse should be a co-borrower if possible.	Have the conversation first. See our guide on reverse mortgages after death .
Are you okay with your heirs potentially selling the home to repay the loan?	This is the most common outcome, and heirs keep any remaining equity	If leaving the home free and clear is a priority, a reverse mortgage may not align

How to read your results

- **Mostly ✓ (Good Fit):** A reverse mortgage likely aligns with your situation. The next step is to [check your eligibility](#) and schedule your required HUD counseling session.
- **Mostly ✗ (Explore Alternatives):** Other equity access options may serve you better. Compare a [HELOC](#), [cash-out refinance](#), or [home equity investment](#).
- **Mixed results:** Your situation has complexities that a HUD-approved counselor can help you sort through. Call 800-569-4287 for a free or low-cost session, or [start by seeing what you qualify for](#) so you have real numbers to work with.