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Alert 25-21 | October 30, 2025

EquityIQ Updates to Residual Income Table

Effective October 28, 2025, PHH Mortgage Corporation dba Liberty Reverse Mortgage (“Liberty”) has implemented the following update for the EquityIQ product for the Wholesale and Correspondent Channels. Systems have been updated with the change.

Residual Income Table: Has been updated to align with HECM’s standard residual income table. To determine the Residual Income Standard, the family size and region must be considered.

Table of Residual Incomes by Region				
Family Size	Northeast	Midwest	South	West
1	\$540	\$529	\$529	\$589
2	\$906	\$886	\$886	\$998
3	\$946	\$927	\$927	\$1,031
4 or more	\$1,066	\$1,041	\$1,041	\$1,160

The regions on the Table of Residual Incomes by Region include the following states:

Region	States
Northeast	CT, MA, ME, NH, NJ, NY, PA, RI, VT
Midwest	IA, IL, IN, KS, MI, MN, MO, ND, NE, OH, SD, WI

South	AL, AR, DC, DE, FL, GA, KY, LA, MD, MS, NC, OK, PR, SC, TN, TX, VA, VI, WV
West	AK, AZ, CA, CO, HI, ID, MT, NM, NV, OR, UT, WA, WY

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