

USE A HECM TO PURCHASE A HOME!

A Home Equity Conversion Mortgage can be used to help senior homebuyers complete the purchase of a primary residence and have flexible mortgage payments-or none at all. This is exciting news to senior buyers who have wanted to downsize, upsize, move closer to family, move to a senior community or for those who simply find their current home no longer meets their needs.

Specifics:

- Available to seniors who are age 62 and older
- No monthly mortgage payments required*
- Minimized income and no credit score requirements
- Government insured, FHA loan
- Homeowner remains solely on title
- Eligible properties: existing single family homes and FHA approved condominiums
- Fixed rate and adjustable rate options are available

Candidates

- Are at least 62 years of age
- Home will be their primary residence
- Are looking for a way to hedge assets, manage expenses or fund retirement goals

Advantages

- Borrowers retain ownership and continue to live in the home, provided all program requirements are met

*Customers do not need to repay the loan as long as they continue to live in the house as their principal residence, pay their property taxes and insurance(s) and maintain the property to FHA standards. Mortgage payments can be made, but are not required.



EXAMPLE:

Frank and Peggy Milone want to sell their home and purchase a new home. They are both 70 years old.

Sell existing home for: \$400,000

Pay off existing mortgage: \$100,000

Cash left over from sale: \$300,000

Now they can purchase a NEW home using a Home Equity Conversion Mortgage!

	Downsize	Upsize
Cost of new home	\$290,000	\$500,000
HECM proceeds **	(128,711)	(225,101)
example only		
Miller's would only need to pay:	161,289	274,899
Cash left over after purchase:	\$138,711	\$25,101

Frank and Peggy now live in a new home with no monthly mortgage payments and they have a significant amount of cash left over for future needs.

****Proceeds Illustrated for example purposes only using a 70 year old borrower and a 2.5% margin. Your results will differ based on individual selections made by the consumer for product, rate, margin and and current interest rates.**

TRUST

FOR YOUR RETIREMENT FINANCING NEEDS

This is an FHA-insured loan. Homeowners must be 62 years of age or older and live in the home as their primary residence. Homes must meet FHA/HUD minimum property standards. Borrowers must maintain hazard and flood insurance premiums, property taxes, utilities and make any property repairs. Although there are no mandatory monthly principal and interest mortgage payments, interest accrues on the portion of the loan amount disbursed if no payments are made. Reverse mortgages can use up all or some of the equity in your home and the amount you owe can increase over time. Loan must meet underwriting requirements. Program rates, fees, terms and conditions are not available in all states and subject to change. All products and services offered through NMLS# 150009 This document is advertising by _____ and it not from _____
FHA/HUD. This document is not approved by any government agency. A reverse mortgage is a loan.

