

# Have You Thought About Down-Sizing/Up-Sizing?

Retirement is expensive. Preserve your portfolio and retire smarter

## HECM for Purchase Basics:

- ✓ Buyer contribution is about 1/2 the sales price
- ✓ No required mortgage payments (payments are optional)
- ✓ Minimal credit and income requirements
- ✓ At least one borrower needs to be 60/62 or older
- ✓ Must be primary residence

Today, many people are living longer and running low on money. A reverse mortgage can be a welcome source of financial independence. It helps to remove the uncertainty around paying for increasingly long retirements. You can:

- Purchase a more expensive home/condo without incurring a monthly mortgage payment
- Purchase a single level, more accessible home
- Relocate closer to family
- Move to a new "active" retirement community

Use the **Reverse 4 Purchase program (H4P)** to buy a home that fits your needs without the burden of a monthly mortgage payment. Just a onetime down payment allows you to purchase your dream home and reinvest the monies saved, back into your savings.

Disclaimer: Must keep property taxes, insurance, HOA dues current. Homeowner retains title to property, passes on to heirs, estate, named person, etc. Occupancy within 60 days of loan closing.



## EXAMPLE

Bob and Judy sold their home in Pennsylvania and want to purchase their dream retirement home without a monthly mortgage payment, but they also don't want to spend all their cash.

**How can they accomplish both?**

**A REVERSE Purchase!**

COST of New Home	\$400,000
BUYER CONTRIBUTION	52%
Reverse Proceeds	48%

**CASH SAVED \$192,000**

Bob and Judy now live in their new home with **NO monthly mortgage payments** and have increased their monthly cash flow, giving them a greater sense of financial security.



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**"Call Today  
No Obligation"**

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\*HECM- Home equity conversion mortgage (AKA) a Reverse Mortgage. This material is not from HUD or FHA and has not been approved by HUD or a government agency.