



# “Reverse Purchase Mortgage”

*Hold onto your hard earned cash!  
Seniors/Older adults are living longer  
and running low on money!*

A Reverse Purchase Mortgage can help buyers purchase the right home/condo and have **NO MONTHLY MORTGAGE PAYMENT**

**Purchase Price - \$400,000**

Example (Age 70 youngest borrower)

**Buyer Contribution - \$216,000**

(One-time buyer contribution, includes estimated closing costs) (Title stays in your name)  
(Property passes onto heirs, estate, named person, etc. NOT THE BANK)



**Lifetime Monthly Mortgage Payment - \$0.00**

**Jumbo Loan  
Amounts  
Up To  
\$4 Million**

As people age, many unexpected expenses can arise, such as medical bills, prescription drugs, home repairs and the need for long term care. Additionally, when a spouse passes, one of the Social Security checks goes away. When saving and retirement accounts run low and life insurance is no longer available, a Reverse Purchase Mortgage eliminates your monthly mortgage payment and **increases monthly cash flow, giving you a greater sense of financial security.**

\*At least one borrower must be 60/62 years of age. Must be primary residence and keep property taxes, insurance, HOA dues current. Occupancy within 60 days of loan closing.



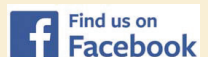
**“Call today - No obligation”**

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Available Days, Evenings & Weekends

Closing costs based on the state of Florida and may vary upon the county. Pricing subject to change without notice. This material is not from HUD or FHA and has not been approved by HUD or a government agency.

NMLS# 1396947  
NMLS# 131880



# *“Reverse Mortgages Make a Difference in People’s Lives”*

## **Reverse Mortgage Facts:**

1. Retirement is expensive—Why have a mortgage payment while on a fixed income?
2. 1 million people over age 60 who enter a 30-year mortgage, never finish paying the note off.
3. IO. - Interest Only loan- A ticking time bomb.
4. If you are not living in your dream house, what is stopping you? Consider a Reverse Purchase.
5. Monthly bills NEED monthly income. Expenses do not go away.
6. People are living longer, but not increasing the accumulated wealth needed to support a longer life of retirement.
7. AARP states 90% of people 65 and older, want to remain in the comfort of their home.
8. Today, more older adults have a difficult time meeting Fannie Mae guidelines, income qualifications, to qualify for a bank loan/mortgage.
9. Credit scores and DTI (debt to income ratio) are not a concern.
10. Set up a STANDBY LINE OF CREDIT for those unexpected expenses/rising costs. Safer and more secure than any HELOC offer. The Reverse mortgage LINE OF CREDIT can never be canceled, frozen or reduced.
11. You can use the money from a reverse mortgage to avoid removing the principal from your existing investments and delay Social Security payments.
12. When you are in your 60’s and you are planning retirement, it is just smart to look at all your assets, and how you can best deploy them and that should include your home equity.
13. Consider a reverse mortgage a welcome source of financial independence. A financial planning tool. A safety net.
14. Flexibility of mortgage payments VS. a traditional mortgage which require mandatory payments.
15. Bring stability to retirement. Cash flow—Do you have enough?

## **Reverse Mortgage Suitability Test**

- A. How likely are you to need more income or savings in retirement, either now or sometime in the future?
- B. Is it important to you to remain financially independent and not rely on others for support?
- C. How long do you plan to live in your current home?
- D. Would you be willing to use some of your home equity to improve your quality of life?
- E. Is it more important for you to leave as much as possible for your heirs or have more money to use now?

