

REASONS MOST PEOPLE USE A REVERSE MORTGAGE

- 1) When a spouse passes, one of the Social Security checks goes away

2) When an IRA/401K/Pension stops paying out

3) **Low on savings**

4) Home repair

5) Unexpected med bills, LT Care & Prescriptions

6) Remain in home

7) Daily living expenses
- 8) Pay off debt

9) Funeral expenses

10) Behind on real estate taxes

11) Purchase of smaller home (downsize)

12) Travel

13) **Flexible/optional monthly mortgage payments****

14) Increase monthly cash flow

15) **Make sure surviving spouse is financially secure**



Incorrect information about reverse mortgages is widespread. Newspaper, magazine, and television reports about reverse mortgages are often significantly inaccurate.



Why Use A Reverse Mortgage?

1. A reverse mortgage is the only financial tool available that allows homeowners to remain in the comfort of their home, gain access to a substantial amount of money, and not have to endure the added stress of a monthly mortgage payment. *

2. If a person would like to remain in their home and also use its built up wealth in order to enjoy a fuller retirement life, a reverse mortgage can provide the funds with which to do so.

3. When one spouse dies and Social Security provides only one check instead of two each month, the cost of remaining in the home can be **unsurmountable**. A reverse mortgage can provide the funds to allow the remaining spouse to stay in the home comfortably.

4. If life insurance is no longer available, or is too expensive due to illness or age, a reverse mortgage line of credit will allow each spouse to know that, should one die before the other, the surviving spouse may be more financially secure.

5. One point often overlooked is that a reverse mortgage frees a child from the guilt of not being able to help their parents when they run short of money and cannot pay their property taxes, utilities, medical bills, home repairs, etc. It also frees the parents from feeling that they have become a burden to their children. A reverse mortgage allows families to keep their finances separate while at the same time allowing parents to live a fuller and more pleasant lifestyle.

Have A Plan In Place - Be Ready!

Have Money - Enjoy Life - Less Stress

“As we all tend to live longer, we also tend to run out of money.”

215-901-6521 / 561-631-1701

www.reversingmtg.com

Reverse Mortgages
“Where Experience Counts”

Should the first person introducing a reverse mortgage to you be some celebrity spokesperson?

OR A SEASONED **LOCAL** REVERSE MORTGAGE SPECIALIST



What Can A Reverse Mortgage Do For You?

Help With Everyday Expenses

Address A Financial Emergency

Help Enjoy A More Comfortable Retirement

When We Meet:

We Will Review Your Situation

Confirm Your Eligibility

You Will Decide If a Reverse Mortgage Is The Right Plan For You



Michael J. Friedman

Sole Proprietor/Owner

215-901-6521 / 561-631-1701

info@reversingmtg.com

Available 24/7 | NMLS# 131880

Reversing PA Mortgage, LLC.

P.O. Box 725, Fort Washington, PA 19034

NMLS# 1396947

Purchase

or

Refinance?

This material is not from HUD or FHA and has not been approved by HUD or a government agency.** The borrower must meet all loan obligations including living in the property as the principal residence and paying property charges, including property taxes, fees, hazard insurance. The borrower must maintain the home, if the homeowner does not meet the loan obligations, then the loan will need to be repaid. Licensed in PA #53672 and FL # MBR2252.



Top 7 Reverse Mortgage Questions

1. If I get a reverse mortgage does the bank own my house?

Absolutely not. With a reverse mortgage you will still own your home. You must continue to live in the house as your primary residence and continue paying property taxes, making necessary home repairs and keeping home owner's insurance current.

2. What are the costs involved?

The costs to get started include an appraisal and counseling fees. Other costs of a reverse mortgage are similar to a traditional mortgage. These could include interest charges, origination fees, settlement and recording fees, mortgage and homeowners insurance. In most cases these can be paid with the loan proceeds. Remember, closing costs vary based on the type and size of the loan.

3. Will my children be responsible for repayment of the reverse mortgage?

No. A reverse mortgage is what is called a non-recourse loan. This means the borrower will not owe more than the home is worth at the time it is sold, and there is no recourse for any deficiency other than the home. Your heirs can sell the home and pay off the balance and any remaining equity can go to the heirs.

4. How do I qualify for a reverse mortgage?

You must be 60/62 years of age or older, you must own your own home, (primary residence) and you must agree to pay property taxes and insurance, and to ensure there is proper maintenance of your home. You will also be required to meet with a HUD counselor (by phone or in person) before completing your reverse mortgage application. This is a federally mandated feature of the reverse mortgage process and is designed for your protection.

5. Is it true I will have no monthly mortgage payments?

YES. There are no obligated monthly mortgage payments, but payments are also optional with a reverse mortgage. Your responsibility is to pay property charges, including taxes, fees, hazard insurance, live in the home as your primary residence, and maintain the home in good condition.

6. My house is not paid off yet, can I still get a reverse mortgage?

Absolutely. If the home is not paid off, the proceeds from the reverse mortgage must first be used to pay off any existing mortgage.

7. Is there only one kind of reverse mortgage?

No. In fact, there are two types of reverse mortgages that can affect the cost of the loan, the total amount of the loan, and even how you're able to spend the money you receive.



Reverse Purchase Mortgage



Turning old equity into a new home

A reverse purchase can help borrowers buy the right home/condominium ***without the burden of a monthly mortgage payment** (Payments are optional) Under most circumstances, a borrower can expect to put down about half the amount of the sale price and the reverse mortgage will cover the rest. (Hold onto your cash)

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

Retirement is expensive. Preserve your portfolio and retire better

EXAMPLE

Bob and Judy sold their home in Pennsylvania and want to purchase their dream retirement home ***without the burden of 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 ***without the burden of a monthly mortgage payment** and have increased their monthly cash flow, giving them a greater sense of financial security.

Disclaimer: *The borrower must meet all loan obligations including living in the property as the principal residence and paying property charges, including property taxes, fees, hazard insurance. The borrower must maintain the home, if the homeowner does not meet the loan obligations, then the loan will need to be repaid. Licensed in PA #53672 and FL # MBR2252.