



“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 **without the burden of a monthly mortgage payment. (payments are optional)**

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)

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 allows you flexible payments, but not mandatory. You choose how to pay it back. **Improve your monthly cash flow, giving you a greater sense of financial security.**

* At least one borrower must be 60/62 years of age. Occupancy within 60 days of loan closing.

“Call today - No obligation”

Reversing Pa Mortgage, LLC
Michael Friedman, Broker-Owner

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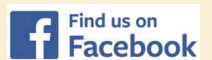
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Available Day, Evenings & Weekends

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. *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.

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. People are living longer, but not increasing the accumulated wealth needed to support a longer life of retirement.
6. AARP states 90% of people 65 and older, want to remain in the comfort of their home.
7. Today, more older adults have a difficult time meeting Fannie Mae guidelines, income qualifications, to qualify for a bank loan/mortgage.
8. 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 NOT be canceled, frozen, reduced or capped..
9. You can use the money from a reverse mortgage to avoid removing the principal from your existing investments.
10. 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.
11. Consider a reverse mortgage a welcome source of financial independence. A financial planning tool. A safety net.
12. Flexibility of mortgage payments VS. a traditional mortgage which require mandatory payments.
13. Bring stability to retirement. Cash flow—Do you have enough?

Reverse Mortgage Suitability Test

- A. How likely are you to need more money 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?

