

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 (Jumbo-age 55)
- ✓ 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 buyer contribution allows you to purchase your dream home and reinvest the monies saved, back into your savings.



FOR SALE

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.



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***"Call Today
No Obligation"***

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***HECM- Home equity conversion mortgage (AKA) a Reverse Mortgage.**

Disclaimer: Purchase- occupancy within 60 days of loan closing. *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.