

* **Help Your Buyer buy a home with no mortgage payments**

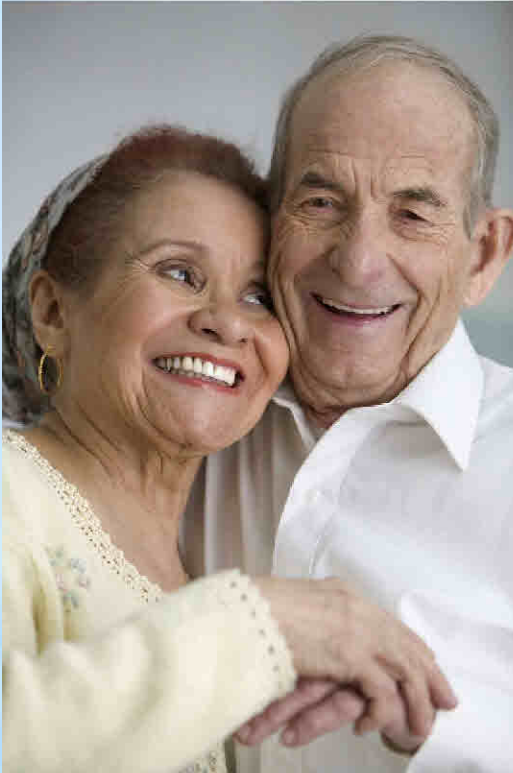


FHA HECM



**Introduction to Reverse Mortgages Financing
For Home Purchase!**

* Advantages



A senior 60 or older can now leverage their crucial cash retirement assets or buy “up” vs. paying cash, as now they can finance a large portion of the transaction.

And, without having a monthly mortgage payment!

*What is a Reverse Mortgage?

- * A HECM (Home Equity Conversion Mortgage), a FHA Insured loan, or
- * “Equity Elite” Proprietary Reverse Mortgage.
- * No repayment of the loan is required until the borrower(s) no longer occupies the home as their principal residence, dies, or defaults on taxes, insurance, or home maintenance.
- * At that time, the mortgage due and payable.
- * What is borrowed plus interest is due to the lender, remaining equity remains with the Borrower in life or with the estate.

* How does it work

- * Borrower will qualify between 35% to 70.0% Loan-To-Value (LTV) depending upon their age
- * The older the borrower, the higher the LTV, the lower the down payment.
- * Translates to a down payment of 65% to 40%, Including closing costs. (see examples next page)
- * In contrast, senior borrowers may need at least this much of a down payment to qualify for traditional financing.

