Smart Homeowners, 62 and Older, are Using A

HOME EQUITY CONVERSION MORTGAGE LINE OF CREDIT

For Long-Term Financial Planning

What is a Home Equity Conversion Mortgage?

HUD regulated, FHA insured, HECM mortgages were created specifically for senior homeowners, 62 years and older, who want to convert part of their home's equity into available cash. Find out more about why these mortgages are becoming a popular option to supplement retirement, to establish a Line of Credit without monthly payments and, increasingly, as one of the most important financial planning tools in a senior's arsenal.

HECM Mortgage Highlights

- **Typically easier to qualify for than a traditional loan.**
- **The lender does not own your home!** Borrower remains on Deed just like a "standard" mortgage.
- **Line of credit cannot be called or frozen.* No personal guarantees to homeowner or heirs.** (HUD 24 CFR Sec 206.27(b) (8)-(9) and (c)(1)-(2))
- **Available line of credit balance grows over time at the then current mortgage rate plus .5%*** (HUD 24 CFR Sec. 206.25(g))
- **Insured by FHA and strictly governed by HUD for safety**. The government nor the lender wants your home.

Home Equity Conversion Mortgages (HECMs) can be used for virtually anything, but they are very popular when you need instant cash to counteract today's economic uncertainty.

- **Delay Social Security, pension and annuity payouts**

With the cash from your Line of Credit or from eliminating your monthly mortgage payment, you may be financially sound enough maximize those amounts by postponing the receipt.

- **Consolidate 21%+ credit cards and other consumer debt costs to one low rate**

Increase monthly cashflow by eliminating credit card, HELOC and other monthly payments while also getting rid of current 1st mortgage payments.

- **Replenish your line of credit with every payment made**

Why make monthly payments to current lender when 100% of every payment made on your HECM reduces your mortgage AND increases your available line of credit balance?

- **Protect your portfolio in down market**

Avoid having to liquidate hard earned assets by drawing on your HECM Line of Credit (income tax free) instead. Help ensure your investments last throughout your retirement years.

So, why consider a HECM as soon as you reach age 62? Let the power of compounding interest work for you with a non-recourse, non-callable, permanent* Line of Credit whose undrawn balance is guaranteed to grow every year at the then current market rate.

*As long as you live in your home as your primary residence, maintain the home and keep current taxes, insurance and other property costs and follow terms of the loan. Counseling by independent third party, FHA approved counselor is required to ensure consumer's knowledge of program terms, costs and other options.

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Reach Out Today for More Information!