

HECM PRODUCT MATRIX

January 2026



	CMT	Fixed
Interest Rate Type	Monthly or Annual Adjustable	Lifetime Fixed
Rate/Index Margin	CMT/See Rate Sheets	
Funds Disbursement Options	Line of Credit, Term, Tenure, Modified Term, Modified Tenure, Lump Sum, or any Combination	Single Lump Sum
Max Draw at Closing	The Greater of 60% of PL or the Sum of Mandatory Obligations Plus 10% of PL	
Interest Rate Calculation	1 Year CMT + Margin	N/A
Rate Cap	10% (Monthly) or 5% (Annual) Over Initial Rate	N/A
Interest Adjusts	Monthly or Annually	Never
Expected Rate	10 Year CMT + Margin	N/A
LOC Growth Rate	Note Rate + 0.50%	N/A
Allowable Origination Fee	2% of First \$200,000 of MCA + 1% of Each Additional \$100,000, Max \$6,000	See Rate Sheets
Upfront MIP	2% of MCA	
Ongoing MIP	0.50% Charged Annually/Assessed Monthly at .050%/12	
Occupancy	Owner Occupied, Primary Residence	
Eligible Properties	1-4 Units, Per HECM Guidelines	
Maximum Claim Amount	Lesser of FHA Lending Limit (\$1,249,125) or Appraised Value	
Home Purchase	Available with All Products	
Borrower Counseling	Mandatory	
Compensation	See Rate Sheets	
State	All, excluding NY	