

# THE LIFESTYLE HOME LOAN\*

## Considering a New Home Purchase?

### The Lifestyle Home Loan\* for Buyers 62 and Better:

The safe, government-insured loan allows for use of the loan proceeds and your down payment to purchase a primary residence within a single transaction. It is an innovative product that allows you to use the equity from the sale of your previous home, or money from your savings, to fund the purchase of a new home without a monthly mortgage payment!

### This program allows you to:

- Downsize for more affordable living
- Upsize to a more expensive home with no monthly mortgage payments
- Move to a senior community
- Move closer to family
- Buy or sell a condo

### Enjoy the following benefits:

- No monthly mortgage payment\*\*
- Non-recourse loan - if you owe more than the home is worth when the loan comes due, a FHA-managed insurance fund will cover the difference. If the home is worth more, all remaining in equity belongs to you or your heirs
- FHA-insured loan - your home and loan are safe
- Potentially supplement your income
- Minimal credit and income requirements
- The homeowner enjoys just one set of closing costs
- Homeowner retains title on the home as long as loan terms are met
- Fixed rate and adjustable rate options are available

\*The Lifestyle Home Loan is a Home Equity Conversion Mortgage for Purchase

\*\* Borrower must occupy home as primary residence and remain current on property taxes, homeowner's insurance, the costs of home maintenance, and any HOA fees.

## Imagine purchasing a new home with no monthly mortgage payments\*\* required.

Tom and Sarah want to sell their present home and purchase one closer to their daughter in another city. They are both 75 years of age. They can now purchase a new home using the Lifestyle Home Loan\*!

| If they decide to:            | Downsize  | Upsize    |
|-------------------------------|-----------|-----------|
| Cash after sale               | \$500,000 | \$500,000 |
| Cost of new home              | \$400,000 | \$700,000 |
| HECM proceeds*                | \$152,400 | \$274,200 |
| Cash needed to close          | \$247,600 | \$425,800 |
| Cash remaining after purchase | \$252,400 | \$74,200  |

**Now living in a new home, Tom and Sarah have no monthly mortgage payments and a significant amount of cash is left over for future expenses. The Lifestyle Home Loan\* provides opportunities and options for today's older homebuyers. This is exciting news!**

Borrower aged 75. Calculation based on a 1-year CMT, monthly adjusting ARM program with an initial interest rate of 7.595%. Maximum APR (Annual Percentage Rate) 12.595% as of 05/15/23. Estimated fees, including up-front FHA mortgage insurance premiums range from \$11,000 to \$16,447 depending on the value of the home (included in mortgage). Closing costs vary from state to state and can affect down payment. Please check with your licensed loan officer for actual figures. Fixed rate options also available.

Rates change weekly and will directly affect the down payment amount. Please check with your Lifestyle Home Loan Specialist for actual figures.

Call Today For More Information

