

THE LIFESTYLE HOME LOAN* FOR FINANCIAL ADVISOR CLIENTS

A Special Program for Clients who are in the Distribution Phase of Retirement

Enables them to right size their housing needs without a monthly mortgage payment**, and possibly put some additional assets into their retirement account.

The Lifestyle Home Loan* for Buyers 62 and Better:

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

Some Buying Options Might Be:

- Downsize for more affordable living, or to accommodate physical challenges
- Move to a senior community, or closer to family
- Buy a maintenance free condo

Key Program Features:

- Non-recourse loan - if your clients 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 your client or their heirs
- The homeowner enjoys just one set of closing costs
- The homeowner retains title on the home as long as loan terms are met

*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.

Here is an example of how your clients can purchase a new home with no monthly mortgage payments**.

Jim and Sally Hudson want to sell their present home and purchase one closer to their daughter in another city. They are both 75 years of age.

If they decide to:	Downsize	Upsize
Cash after sale	\$500,000	\$500,000
Cost of new home	\$400,000	\$700,000
Loan proceeds*	\$135,600	\$244,800
Cash needed to close	\$264,400	\$455,200
Cash remaining after purchase	\$235,600	\$44,800

Now living in a new home, Jim and Sally have no monthly mortgage payments and a significant amount of cash is left over for future expenses, or to buffer their retirement fund.

Example shown is for illustrative purposes only. Actual down payment amounts may vary based on interest rate, borrower age and other factors. This range assumes closing costs will be financed into the loan. Closing costs include an up-front mortgage premium of the property value as well as other closing costs such as an origination fee, title insurance, appraisal fee, credit report fee and recording costs. Please check with your Lifestyle Home Loan Specialist for actual figures.

Protect Your Kingdom

