

# Everything You Need To Know about Your Company Name

The <Your Name Here Company > was founded in <Month, Year> in <City State>. Since that time we have helped over <some amount> clients with home financing totaling over <amount> dollars.

We are proud to be a respected Reverse Mortgage lender providing our clients with honest, valuable advice and professional, caring assistance.

It is our duty and privilege to create a better understanding of the Reverse Mortgage by educating the public to both the pros and cons and helping them ultimately decide the best course for their individual needs.

*Let us help make a difference  
in your lives.*

Call us for a NO OBLIGATION  
Evaluation

# 1-800-000-0000

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Your Company Name • Street Address • City, ST Zip

**Reverse  
Mortgage  
The Answer to Your  
Retirement Needs.**



## Does Your Retirement Plan Need Rescuing?

### You might need a Reverse Mortgage

Your  
Logo Here

**Supplemental Retirement  
Income... Is Available to you NOW!**

**NAMBA**

**NRMLA**



EQUAL HOUSING  
LENDER

Your Company Name is a HUD Approved Reverse Mortgage lender serving multiple states in the U.S. Call us for availability in your state. We are an equal housing lender.

# Some Questions and Answers about Reverse Mortgages

## What is a Reverse Mortgage?

A Reverse Mortgage is a special type of home loan that lets the homeowner turn the equity of their home into cash. Either in the form of a monthly payment, line of credit, or lump sum. No repayment is required until the borrower no longer uses their home as their principle residence. This program is Federally Insured and gives you the money you need today to help improve your lifestyle. It lets you do the things you have always dreamed of doing!

The most popular Reverse Mortgage is the FHA HECM which stands for Home Equity Conversion Mortgage.

## What are the age restrictions for a Reverse Mortgage?

All parties on title must be at least 62 years old. The older you are the more money you will receive.

## How much can I borrow?

This depends on many factors including your property value, the FHA loan limits in the area you live and the type of loan you're looking to obtain.

## Are the payments taxable?

NO – The payments are not subject to income taxes because you're just borrowing on your home. Although you still need to pay your property taxes and insurance as you do now.

## Does the lender take my home when I die?

NO – Absolutely not – When the last surviving spouse passes away the loan becomes due. The heirs or estate can either sell the house or just pay off the loan and keep the property. If for some reason your house value is worth less than the loan, they would just deed the property back to the FHA if they wanted. The house stands for your debt on this loan – no debt could ever be passed to your children or heirs from a Reverse Mortgage.

## What would happen if one spouse passed away?

As long as one spouse is living in the house as their primary residence and is on title, no repayment of the loan is due. Only when none of the borrowers are living or using the house as their primary residence is the loan due.

## Can I do a Reverse Mortgage if I already have a mortgage on my house?

Absolutely! Though the proceeds from the Reverse Mortgage would be used to pay off your existing mortgage first with any excess being given to you. There are no payments with a Reverse Mortgage, so you will save money each month.

## Why is a Reverse Mortgage better than a home equity loan?

Two reasons – First there are no payments with a Reverse Mortgage. Second there is no income or credit qualifying for a Reverse Mortgage.

## How does this affect my heirs?

A Reverse Mortgage is a great way to share some of your children's inheritance with them, while you're still alive and can enjoy it with them. Additionally, if you work with a financial planner, you can use your proceeds to increase your income streams or to help pay for long term health care costs.

## Reverse Mortgage... A Loan Program That Pays You

- Enjoy your Retirement
- Make Home Improvements
- Pay off Bills
- Eliminate Monthly Payments
- Stay in your Home
- No repayment as long as you stay in your Home
- Help pay for long term health care
- Access your Home's Equity - NOW!

**1-800-000-0000**