



HomeSafe loan proceeds are tax-free* with competitive interest rates that are lower than you might expect.



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This material is not from HUD or FHA and has not been approved by HUD or any government agency.

FAR's HomeSafe reverse mortgage is a proprietary product of Finance of America Reverse LLC, and is not affiliated with the Home Equity Conversion Mortgage (HECM) program.

HomeSafe® is currently available in AZ, CA, CO, CT, DC, FL, GA, HI, ID, IL, LA, NJ, NV, OR, PA, RI, SC, TX, VA, and WA.

1 Please call for Flex state availability.

FHA insures fixed interest rate Home Equity Conversion Mortgages (HECMs), as well as annual and monthly adjustable interest rate HECMs. The mortgagor has the ability to change the payment plan under the HECM at any time provided funds are available. Fixed interest rate HECMs are limited to the Single Disbursement Lump Sum payment option where there is a single, full draw at loan closing and the mortgage does not provide for future draws by the mortgagor under any circumstances. Adjustable interest rate HECMs provide for five, flexible payment options and allows for future draws. The amount of funds available to the mortgagor is determined by the age of the youngest mortgagor (or non-borrowing spouse for case numbers assigned after August 4, 2014). The disbursement of HECM proceeds during the first 12-month disbursement period is subject to an initial disbursement limit as determined by requirements set by the Secretary.



You can use your proceeds as you choose to fund a more comfortable and secure retirement. For example:

- Pay off existing mortgage debt, have no monthly mortgage payments** and improve your cash flow
- Have more home purchasing power
- Pay for home improvements
- Cover medical or in-home care expenses
- Refinance an existing reverse mortgage to access a larger pool of funds

* Not tax advice. Consult a tax professional.

**The borrower must meet all loan obligations, including living in the property as the principal residence and paying property charges, including property taxes, fees, hazard insurance. The borrower must maintain the home. If the homeowner does not meet these loan obligations, then the loan will need to be repaid.



Exclusive Proprietary Reverse Mortgage



Introducing a powerful new retirement financing tool that allows you to maximize home equity:

The proprietary HomeSafe® reverse mortgage.

If you're age 62 or older, you can potentially finance loan amounts up to \$4 million and access even more of your home equity.

Compared to a Home Equity Conversion Mortgage (HECM), HomeSafe offers these great advantages:

- Loan amounts up to \$4 million, significantly higher than a HECM allows
- No mortgage insurance premium
- Borrowers now have the Flex¹ option to receive part of their proceeds as monthly term payments (over a 12-60 month period), OR as a lump sum
- Condominiums appraised at \$500,000 or more do not require FHA approval

Use HomeSafe to eliminate mortgage debt and free up funds to pay for virtually anything!

The Situation:

Dr. Williams, age 74, has a home valued at \$2.3 million, with a mortgage balance of \$350,000. He wants to pay off this mortgage, to reduce his monthly expenses and free up that money for other things. He's ready to retire from his job, and does not want to take money out of his investment accounts.

The Solution:

Recognizing that his home equity is an untapped retirement asset, Dr. Williams chooses a HomeSafe reverse mortgage instead of withdrawing invested funds that are generating income. He uses HomeSafe to refinance his existing mortgage, eliminating monthly mortgage payments.** He also takes a lump sum of \$565,903 to use for any purpose. His retirement accounts stay intact, and continue to benefit from compound interest.

In 26 years (at the age of 100), if Dr. Williams is still living in the home his remaining equity is estimated to be \$631,472 (assuming an average home appreciation of 4%).

[Chart to the right illustrates Dr. William's scenario](#) ▶

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HomeSafe vs. a fixed-rate HECM: *A Snapshot*

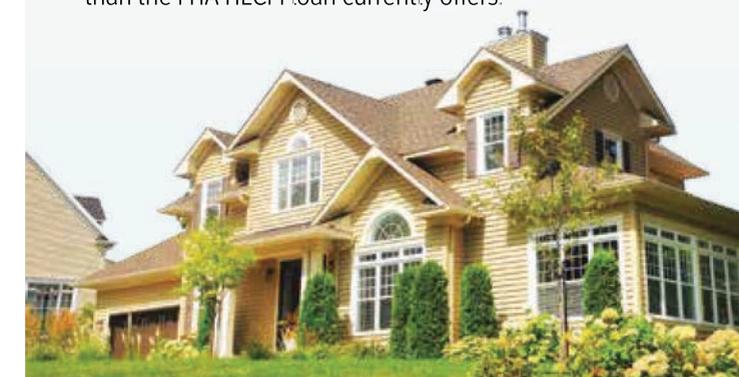
Example of a home valued at \$2.3 million	HomeSafe	Fixed-Rate HECM
Existing mortgage balance	\$350,000	\$350,000
Total reverse mortgage funds available	\$931,500	\$324,436
Reverse mortgage proceeds to pay off existing mortgage	\$350,000	\$350,000
Up-front costs	\$15,596	\$21,722
Out-of-pocket funds required at closing	\$0	\$47,286
Reverse mortgage funds available at closing	\$565,903	\$0

Illustration is for educational purposes only and assumes a borrower age 74 who resides in California, a HomeSafe fixed interest rate of 6.5% (estimated 6.826% APR), ***, a HECM fixed interest rate of 4.5% (estimated 5.665% APR), and an annual growth rate of 4% on the value of the home. Rate quote generated on 11/29/17. Rates and assumptions are subject to change.

*** Borrowers requiring lifetime set-asides as a result of Financial Assessment Guidelines will incur a rate increase subject to market conditions.

HomeSafe: Maximize Your Home Equity

If your goal is to supplement retirement income, a HomeSafe reverse mortgage could provide the key to unlock the equity value in your home. Ideal for homes appraised higher than the HECM loan limit, homeowners age 62 and older can potentially access hundreds of thousands of dollars more of their equity than the FHA HECM loan currently offers.



Get the Most out of Your Equity.

Contact us today and we'll provide a no-obligation estimate to help determine if HomeSafe is the right answer for you. Maximize your equity – maximize your financial peace of mind.