

A simple strategy to sell more homes.

Learn how the Home Equity Conversion Mortgage (HECM) for Purchase (H4P) home financing program can be a key ingredient in helping you sell more homes. The H4P allows homebuyers age 62 and older to purchase a home they desire without having to make monthly loan payments.

Three major advantages for you and your buyers:

- **More shoppers can become homebuyers.** In our experience, a substantial percentage of H4P buyers would not have purchased a home if it were not for the H4P program.
- **Buyers can get additional spending power.** Many H4P buyers will have increased purchasing power for upgrades or to purchase a higher-end home (e.g., pick a premium lot, obtain more square footage, etc.)
- **Buyers can purchase the home they desire—and conserve cash.** Because the H4P eliminates the need to make regular monthly principal and interest payments, buyers who opt for an H4P can retain funds for retirement and cash flow. (As with any home-secured loan, buyers must keep current with property-related taxes, insurance, and maintenance for the loan to remain in good standing.)

The cash required (down payment) typically ranges from 29% to 52%, depending on the borrower's age; the remaining amount is financed by H4P proceeds. (The older they are, the more H4P proceeds they can receive.) This down payment range assumes closing costs will be financed into the loan. For example:

Purchase Price	\$350,000	\$400,000	\$450,000	\$500,000
	<i>Cash required*</i>	<i>Cash required*</i>	<i>Cash required*</i>	<i>Cash required*</i>
62	\$180,498	\$205,893	\$231,398	\$256,829
67	\$169,298	\$193,093	\$216,998	\$240,829
71	\$159,848	\$182,293	\$204,848	\$227,329
75	\$148,998	\$169,893	\$190,898	\$211,829

*The amounts displayed are for illustrative purposes only. Actual down payment amounts may vary based on interest rate and other factors. Please contact us for details about credit costs and terms.

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Please see reverse for important information.

HECM for Purchase (H4P) basics:

- The loan is FHA-insured, for added security
- Available in fixed and adjustable-rate options
- Homeowner remains on title
- The new home must be your buyer's primary residence

For more information, please contact our **Education Desk**
at **877.240.1080** or visit **reversefunding.com**



The estimates shown are based on a NV property and the HECM Fixed as of April 2016. Recent interest rates offered by Reverse Mortgage Funding range from 6.175% to 6.319% APR for fixed rate loans. Closing costs may include an origination fee, third-party closing costs ranging from \$5,148 to \$6,329 depending on purchase price, and an FHA Mortgage Insurance Premium ranging from \$8,750 to \$12,500 depending on purchase price. The information being displayed is for illustrative purposes only. Actual cash required may vary based on interest rates, age and other factors. Interest rates and funds available may change daily without notice. Please contact Reverse Mortgage Funding LLC (RMF) for details about credit costs and terms.

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