

Innovative Mortgage Solutions Designed for Homeowners Aged 55 and Older



As you approach retirement, you may be considering a home equity loan to help you manage debt and safeguard your financial security as you transition into the next phase of your life.

However, most conventional financing options are not tailored to the needs of pre-retirees today or their goals for the future.

But with the revolutionary reverse mortgage—**Equity Elite®**—you can get the funds you need to gain more financial stability **now and in retirement.**

Available to borrowers as young as 55 in select states,* Equity Elite® can help you create a financial roadmap for your future starting with today.

Discover Greater Financial Freedom with Equity Elite®:

- Available to borrowers as young as 55 in select states. Higher minimum age requirements may apply*
- Loan amounts up to \$4 million†
- Eliminate or substantially lower your current monthly mortgage payment‡
- For owners and buyers of approved and non-FHA-approved‡ condos and homes in age-restricted communities
- Lower closing costs with no up-front or ongoing mortgage insurance premiums
- Flexible proceed options—lump sum, term payments, and line of credit with growth#

EQUITY ELITE®

Contact me today to learn how you can navigate towards your future goals sooner and with more financial freedom.

‡As with any mortgage, you must meet your loan obligations, keeping current with property taxes, insurance, and maintenance.

*Available to borrowers as young as 55 in select states only. Higher minimum age requirements may apply. Visit www.reversefunding.com/equity-elite for details.

†Not applicable in all states; MA imposes a maximum loan amount of \$1.5MM. Visit www.reversefunding.com/equity-elite for details.

‡This material has not been reviewed, approved, or issued by HUD, FHA, or any government agency. The company is not affiliated with or acting on behalf of or at the direction of HUD/FHA or any other government agency.

#For the Equity Elite (EE) loan option with a growth rate on a line of credit, there is a specific growth rate, such as 1.5% per annum (compounded monthly) applied to certain unused amounts, and a growth rate period, such as 7 years after the loan closes, as stated in the loan documents provided at closing. Also, the line of credit cannot exceed: (1) 75% percent of the original Principal Limit, plus (2) the growth of the available Principal Limit due to the growth rate.

(Continued)

Which Financing Option is Right for You Now and in the Future?

	Home Equity Line of Credit	Traditional Mortgage	Equity Elite®
Converts home equity into loan funds?	YES	YES	YES
Age-based lending	NO	NO	55 or older*
How much can I borrow?	No set amount	No set amount	Up to \$4 million†
Flexible repayment feature?	NO	NO	YES‡
Minimum monthly payment required?	YES	YES	NO‡
Non-recourse feature (You won't owe more than the home is worth when the loan is repaid)	NO	NO	YES
Income qualifications	Stricter	Stricter	More lenient

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Contact me today to learn how Equity Elite® can help you create a roadmap to safeguard your financial stability.



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Equity Elite Reverse Mortgage ("Equity Elite") is Reverse Mortgage Funding LLC's proprietary loan program, and it is not affiliated with the Home Equity Conversion Mortgage (HECM) loan program, which is insured by FHA. Equity Elite is available to qualified borrowers who also may be eligible for FHA's HECM program or are seeking loan proceeds that are higher than FHA's HECM program limit. Equity Elite currently is available only for eligible properties in select states. Please contact your loan originator to see if it is currently available in your state.

Upon a maturity event, any non-borrowing individuals with an ownership interest in the property, including non-borrowing spouses, will have a short period of time (for example, 30 days from a due and payable letter or an alternate time specified by the loan servicer if extensions are available under the circumstances) to purchase the property from the estate or, if the non-borrower inherits the property, pay the loan in full using any sources of funds available to them. Any non-borrowing individual, including a non-borrowing spouse, should have a plan to pay off an Equity Elite reverse mortgage upon the borrower's death or any other maturity event. If the non-borrower is unwilling or unable to purchase the property or pay the loan in full, **there is no protection for the non-borrower (including a non-borrower spouse) to maintain an interest in the home or to continue residing in the home past the maturity event and the non-borrower may be evicted upon foreclosure.** The FHA HECM program has protections in place for certain non-borrowing parties, so a reverse mortgage applicant with certain non-borrowing parties should strongly consider a FHA-insured HECM loan (see HECM guidelines or ask an RMF representative for details). Under the Equity Elite reverse mortgage loan program, a maturity and/or default event occurs when the last surviving borrower no longer lives in the home as his or her primary residence for at least 12 months, the property charges (including taxes, insurance, or any other property charges) are not paid, required repairs are not completed or the property is not maintained, or any other maturity and/or default event, as specified in the Security Instrument, occurs.

Charges such as an origination fee, mortgage insurance premiums, closing costs and/or servicing fees, if applicable, may be assessed and will be added to the loan balance. As long as you comply with the terms of the loan, you retain title until you sell or transfer the property, and, therefore, you are responsible for paying property taxes, insurance and maintenance. Failing to pay these amounts may cause the loan to become immediately due and/or subject the property to a tax lien, other encumbrance or foreclosure. The loan balance grows over time, and interest is added to that balance. Interest on a reverse mortgage is not deductible from your income tax until you repay all or part of the interest on the loan. Although the loan is non-recourse, at the maturity of the loan, the lender will have a claim against your property and you or your heirs may need to sell the property in order to repay the loan, or use other assets to repay the loan in order to retain the property.