



NMLS#53741

**HALLMARK**  
HOME MORTGAGE

# **REVERSE MORTGAGE**

**Your Home Working For You**



# REVERSE MORTGAGES



# RETIREMENT CONCERN

Have we saved enough **MONEY** for retirement?

---

Live longer

---

Healthier

---

More active

---

Costs keep rising

---



## RETIREMENT

---

- ✓ Income is the main concern
- ✓ Time for asset accumulation has past
- ✓ Many family's home equity is their largest asset



# RETIREMENT

---

HOW DO YOU GET THE EQUITY TO WORK FOR YOU?

- ✓ Sell the home
- ✓ Refinance or HELOC
- ✓ HECM



## HECM

---

A Home Equity Conversion Mortgage (HECM), commonly known as a Reverse Mortgage, is a Federal Housing Administration (FHA) **INSURED LOAN** which enables you to access a **SOME OF YOUR HOME'S EQUITY** without having to make **MONTHLY MORTGAGE PAYMENTS.**

# SAFEGUARDS

---

- ✓ FHA insured
- ✓ Required mortgage insurance
- ✓ Independent counseling
- ✓ Capped interest rates
- ✓ Full disclosure of costs
- ✓ Financial assessment
- ✓ Three days to cancel



## QUALIFICATIONS

---

- ✓ Youngest borrower is **62 years of age**
- ✓ The property is your **primary home**
- ✓ You have **sufficient equity** in your home





# REQUIREMENTS

---

- ✓ Complete **FHA counseling**
- ✓ Continue to **pay property taxes** and **home owners insurance**
- ✓ **Maintain** your **property**

# WAYS TO USE A REVERSE MORTGAGE

---

- ✓ **Additional income**
- ✓ **Emergency** fund
- ✓ **Make repairs** on existing home
- ✓ **Modify** existing home
- ✓ **Buy different home**
- ✓ **Pay off debts...**Mortgage, car loans, credit cards to **increase income**

# QUESTIONS?





# THANK YOU FOR ATTENDING



**TOM HEDDERICH**

Mortgage Loan Originator | NMLS #37894  
317.441.8247  
thedderich@1hallmark.com

