

Reverse for Purchase



New Senior Home Loan!

So Why Might Someone 62+ Consider a Reverse for Purchase?

- Downsizing or Rightsizing
- Preserve Cash Assets
- More Home/Location Choices
- Increase Purchasing Power
- No Monthly Mortgage Payment*
- Move Closer to Family/Friends
- Potentially Sell Current Home Faster
- Reduce Monthly Expenses
- Retire With Peace of Mind
- Pass On More Liquid Assets to Heirs

So How Does a Reverse for Purchase Work?

Married Couple - Tom and Joan, both age 75 wish to move closer to family in Austin after selling their home for \$400,000.

	Traditional Financing	Reverse For Purchase
Net Sale Proceeds of Previous Home Sold	\$300,000	\$300,000
Purchase Price of New Home	\$400,000	\$400,000
HECM Proceeds Towards Loan	N/A	\$188,800
Cash Needed at Closing	\$100,000	\$211,200
Preserved Cash From Previous Sale of Home	\$0	\$88,800



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**Must maintain property as primary residence and keep property insurance, taxes and HOA current. Terms and conditions are subject to agency and investor guidelines in effect at the time of application. Rates cannot be guaranteed and are subject to change without notice or obligation. Not all borrowers qualify for all programs. Minimum age at time of closing is age 62.

