

Loan Calculation Example

Down payment is calculated by the age of the youngest borrower, current rates, lesser of the appraised home's value (or FHA lending limits), and loan fees. Down payment can be obtained from the proceeds from the sale of a previous home, savings, or another allowable resource.

A married couple would like to purchase a home for \$300,000. The youngest person is 67 years old.

Purchase Price: \$300,000

**Available Proceeds
after Loan and Closing
fees:**

\$184,000

(Calculation based on age of youngest borrower, interest rates, and home value)

Minimum Down Payment: \$116,000

Monthly Mortgage Payment: \$0

Homeowners insurance, property tax, and any other home expense not included.



*Providing
Personalized Service
You Can Count On.*



**Call Me For More Information
on a Reverse Mortgage Purchase!**



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Equal Housing Opportunity Lender. *Some exceptions may apply. **The consumer should consult a tax advisor and/or appropriate government agencies for further information regarding the deductibility of interest and charges. A reverse mortgage a non-recourse transaction secured by the consumer's principal dwelling that ties repayment (other than that upon default) to the homeowner's death or permanent move from, or transfer of the title of, the home. Rates, Program, Fees, and Guideline are subject to change without notice. Not a commitment to lend. Calculations are for marketing purposes only and final down payment may vary depending on borrower and property circumstances.

Your Personal Reverse Mortgage Lender



*Purchase a
Home With a
Reverse Mortgage*





Purchasing a Home with Summit Funding, Inc and a Reverse Mortgage

A Reverse Mortgage has generally been an excellent way to turn the equity of your home into tax-free** cash while enjoying no monthly mortgage payments. Congress has recently made changes to the FHA-insured Reverse Mortgage program and seniors are now allowed to purchase a home with a Reverse Mortgage, without the need for credit score requirements or income verification.*

Seniors 62 years and older can now tap into the equity from the sale of their previous home, or use other resources, to move into a new home with a single down payment. The best part is you will no longer have any mortgage payments as long as the home is your primary residence, you maintain your home, and your pay taxes and insurance. Imagine the financial freedom you will gain by eliminating your mortgage payment once and for all. And, if your home's value increases during the term of the loan you, or your heirs, can keep any remaining equity after repaying the Reverse Mortgage loan.

The best part is you will no longer have any mortgage payments.



Reverse Mortgage Benefits

- No income qualifications.*
- No minimum credit score requirement.*
- Income is tax-free**
- You retain the title.
- Equity can go to you or your heirs.
- No pre-payment penalty.
- Insured by FHA
- Eliminate monthly mortgage payments.
- Non-recourse type loan.

The Process

- The minimum down payment is based on your age, interest rates, the lesser of the home's appraised value, purchase price, or FHA-imposed national lending limit.
- After your offer has been accepted, your Reverse Mortgage lender will work with the seller or seller's Realtor to open escrow with a title or escrow company that is familiar with reverse mortgages.
- There are times a conventional title company can conduct Reverse Mortgage transactions.
- Reverse Mortgage appraisals, inspections, contingencies, documentations, and closings are basically the same as a conventional mortgage.
- Reverse Mortgage escrow periods can be slightly longer than a conventional mortgage due to the HUD-required independent borrower counseling, but this isn't always true.

Eligibility Requirements

- The titleholders need to be 62 or older
- The purchased home needs to be the primary residence
- The purchased home needs to meet HUD's minimum property requirements and either be a single-family residence, a residence in a one to four unit dwelling, condominiums (restrictions apply), or a manufactured home (must meet eligibility requirements).
- The down payment can only come from a qualified source.
- HUD-approved counseling session must be completed.

"No More Mortgage Payments"



Contact Summit Today To Learn How You Can Use A Reverse Mortgage To Purchase Your Home.