



Financial Independence is Yours

with a Reverse Mortgage



Experience greater financial security through a federally insured loan.

What is a Reverse Mortgage?

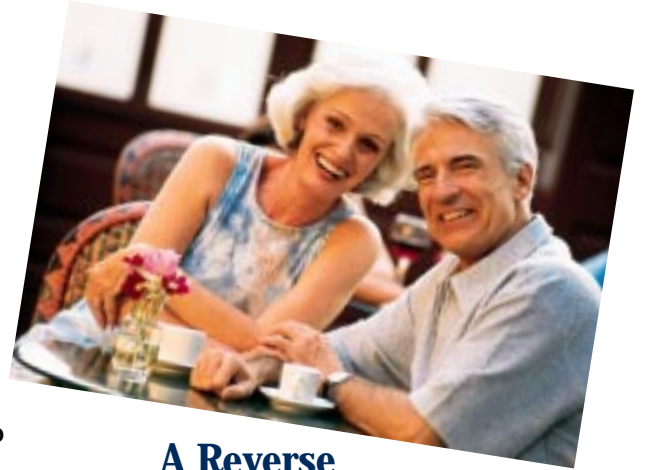
A reverse mortgage is a federally-insured home loan that enables homeowners, age 62 and up, to convert part of the equity in their homes into tax-free income without having to sell the home, give up title, or take on a new monthly mortgage payment.

With a reverse mortgage, the payment stream is “reversed.” Instead of making monthly payments to a lender, as with a traditional mortgage, a lender makes payments to the borrower.

Today a record number of consumers are using reverse mortgages to supplement their retirement income.

Sound too good to be true? The truth is, the U.S. government recognized how the powerful benefits of the reverse mortgage can help senior homeowners turn the value of their homes into cash.

Isn't it your turn to transform your life with a Reverse Mortgage?



A Reverse Mortgage is a unique financial planning tool offering many advantages:

- Greater financial security through a federally insured loan
- Tax-free proceeds that can be used for any purpose
- No monthly payments
- Qualification based on age and home value—not income or credit
- No prepayment penalty
- No changes to your Social Security and Medicare benefits

Frequently Asked Questions

The Home Equity Conversion Mortgage program has helped more than a million consumers enjoy the powerful benefits of a reverse mortgage. Following are some of the most commonly asked questions:

How do I know if I qualify?

To be eligible, you must own and reside in your home and be at least 62 years of age.

Will the bank own my house?

No. Borrower retains full homeownership and can sell the home at any time.

How much money can I get?

This depends on your age, the home's value, the amount of equity, and interest rates at the time of origination. Other factors include the reverse mortgage product and the particular payment option selected.

Do I need a minimum income level or credit rating to qualify?

No. Qualification is based on your age, home value, location and the equity held in your primary residence, not your income or credit.

Am I spending my children's inheritance?

No. Your heirs are entitled to any appreciation the property accrues. Also, a reverse mortgage offers the freedom to assist your children financially today and avoid the potential of burdening them with your expenses.

Are there any monthly payments?

No. You're only responsible for paying your property taxes and insurance and maintaining your home.

What will a reverse mortgage cost?

You may be able to obtain a reverse mortgage with minimal out-of-pocket costs. While closing costs vary based upon the type and size of the loan, you can structure your loan with these costs included in the loan amount.

How do I receive the proceeds?

The proceeds of your loan can be taken as a lump-sum payment, monthly income, a line of credit you can draw upon, or any combination of the three.



The Home Equity Conversion Mortgage (HECM) is insured by the Federal Housing Administration (FHA), a branch of the U.S. Department of Housing and Urban Development (HUD). Today, HECMs account for over 95% of all reverse mortgages in the U.S.



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