Smart Homeowners, 62 and Older, are Using A

HOME EQUITY CONVERSION MORTGAGE LINE OF CREDIT

For Long-Term Financial Planning

What is a Home Equity Conversion Mortgage?

HECM mortgages were created specifically for senior home owners, 62 years and older, who want to convert part of their home's equity into loan proceeds. Find out more about why these mortgages are becoming a popular option to supplement retirement, to establish a Line of Credit without monthly payments and, increasingly, as one of the most important financial planning tools in a senior's arsenal.

HECM Mortgage Highlights

- May be easier to qualify for than a traditional loan
- Retain ownership in your home
- Non-callable with no personal guarantees to homeowner or heirs (HUD 24 CFR Sec 206.27(b) (8)-(9) and (c)(1)-(2))
- Available line of credit balance grows over time at the then current mortgage rate plus .05%* (HUD 24 CFR Sec. 206.25(g))
- Insured by FHA and strictly governed by HUD and CFPB

Home Equity Conversion Mortgages can be used for virtually anything, but they are very popular when considering long-term financial objectives!

- **Delay Social Security and pension payouts**

From the cash you can draw from your Line of Credit, you may be financially sound enough to wait on receiving those payouts, and thereby maximize those amounts by postponing receipt.

- **Postpone drawing down retirement assets**

The longer you can delay receiving your benefits, the longer they grow. With a HECM LOC, you may be able to afford to wait.

- **Increase monthly cashflow**

No longer pay a monthly mortgage payment, increasing your cashflow that would have gone towards paying off your old mortgage.

- **Protect and preserve the value of your home**

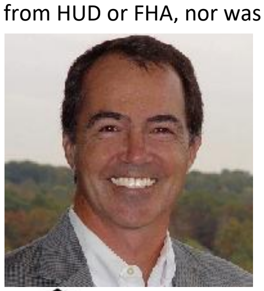
The unused Line of Credit grows every year at the same rate as the drawn balance. It can even grow to exceed the actual value of your home – an excellent hedge against a housing correction.

- **Protect your portfolio in down market**

Avoid sequence of returns risk by drawing on your HECM Line of Credit (tax free) to protect traditional retirement assets, allowing them time to recover.

So, why consider a HECM as soon as you reach age 62? Let the power of compounding interest work for you with a non-recourse, non-callable, permanent* Line of Credit whose undrawn balance is guaranteed to grow every year at the then current market rate.

*As long as you live in your home as your primary residence, maintain the home and keep current taxes, insurance and other property costs. Counseling by independent third party, FHA approved counselor is required to ensure consumer's knowledge of program costs and other possible options. This material is not from HUD or FHA, nor was it approved by HUD or FHA.



Richard McWhorter

Mortgage Loan Originator
NMLS ID 1618644
GA 57530 FL LO-44137

404.313.9785 863.638.6387

richard@mcwhortermortgage.com facebook.com/mcwhortermortgage

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