



Brought to you by All Reverse Mortgage®

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Instructions: >>>

Start by inputting your beginning Home Value (C), initial reverse mortgage Loan Balance (D) & available Line of Credit (E)

Yellow highlighted Fields = Allowed User Input

EXPLANATIONS OF TERMS:

- Annual Advances >>> Funds you plan on withdrawing from your credit line per year
- Annual Repayments >>> Repayments you plan on making per year (if desired)
- Annual Interest Column >>> 12 Months of interest which is added from the lender's rate rate
- Annual MIP Column >>> 12 Months of Mortgage Insurance coverage paid to FHA to insure your loan
- Loan Balance Column >>> Total ending loan balance (includes lenders interest and insurance - MIP)
- Estimated Home Value Column >>> Assumes your home value increasing by set appreciation (default 4%)
- Remaining Home Equity Column >>> Assumption of future home value minus reverse mortgage loan balance
- Available Credit Line Column >>> Available funds left in your credit line to be borrowed

Home Value	\$120,000.00
Service Payment	\$0.00
Expected Home Appreciation (default)	4.00%
Starting Line of Credit	\$175,000.00

	Years 1 - 2	Years 3 - 4	Years 5 - 6	Years 7 - 8	Years 9 - 10	Years 11 - 12	Years 13 - 14	Years 15 - 20
Monthly Interest Rate	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%
Monthly Insurance Fee (MIP)	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Compassion Interest Charges	4.000%	4.000%	5.000%	5.000%	6.000%	6.000%	7.000%	7.000%

Starting Loan Balance at Closing:

\$0.00

Year	Annual Interest	Annual MIP	Loan Balance	Estimated Home Value	Remaining Home Equity	Available Credit Line
1	\$100.00	\$40.00	\$10,010.00	\$124,000.00	\$114,000.00	\$65,000.00
2	\$100.00	\$40.00	\$10,100.00	\$128,000.00	\$117,900.00	\$68,900.00
3	\$1,200.00	\$154.75	\$10,295.07	\$133,040.00	\$122,745.00	\$73,745.00
4	\$1,700.00	\$222.00	\$10,477.20	\$138,204.00	\$127,726.80	\$78,246.80
5	\$2,400.00	\$274.20	\$10,730.70	\$143,632.00	\$132,901.30	\$83,170.30
6	\$3,200.00	\$302.00	\$11,050.30	\$149,339.00	\$138,288.70	\$88,238.70
7	\$4,100.00	\$400.00	\$11,550.30	\$155,320.00	\$143,769.70	\$93,509.70
8	\$5,100.00	\$500.00	\$12,150.30	\$161,594.00	\$149,443.70	\$99,000.00
9	\$6,200.00	\$670.00	\$12,820.30	\$168,170.00	\$155,349.70	\$104,650.00
10	\$7,400.00	\$750.00	\$13,570.30	\$175,058.00	\$161,488.00	\$110,570.00
11	\$8,700.00	\$840.00	\$14,410.30	\$182,270.00	\$167,859.70	\$116,770.00
12	\$10,100.00	\$1,000.00	\$15,310.30	\$189,820.00	\$174,510.00	\$123,210.00
13	\$11,600.00	\$1,160.00	\$16,270.30	\$197,720.00	\$181,450.00	\$129,890.00
14	\$13,200.00	\$1,320.00	\$17,290.30	\$205,980.00	\$188,690.00	\$136,810.00
15	\$14,900.00	\$1,490.00	\$18,370.30	\$214,610.00	\$196,240.00	\$143,970.00
16	\$16,700.00	\$1,670.00	\$19,510.30	\$223,620.00	\$204,110.00	\$151,370.00
17	\$18,600.00	\$1,860.00	\$20,710.30	\$233,020.00	\$212,310.00	\$158,990.00
18	\$20,600.00	\$2,060.00	\$21,970.30	\$242,820.00	\$220,850.00	\$166,830.00
19	\$22,700.00	\$2,270.00	\$23,290.30	\$253,030.00	\$229,740.00	\$174,890.00
20	\$24,900.00	\$2,490.00	\$24,670.30	\$263,660.00	\$238,990.00	\$183,180.00

Year 1 LDC Advances: \$10,000.00
 Year 2 LDC Advances: \$10,000.00
 Year 3 LDC Advances: \$10,000.00
 Year 4 LDC Advances: \$10,000.00
 Year 5 LDC Advances: \$10,000.00
 Year 6 LDC Advances: \$10,000.00
 Year 7 LDC Advances: \$10,000.00
 Year 8 LDC Advances: \$10,000.00
 Year 9 LDC Advances: \$10,000.00
 Year 10 LDC Advances: \$10,000.00
 Year 11 LDC Advances: \$10,000.00
 Year 12 LDC Advances: \$10,000.00
 Year 13 LDC Advances: \$10,000.00
 Year 14 LDC Advances: \$10,000.00
 Year 15 LDC Advances: \$10,000.00
 Year 16 LDC Advances: \$10,000.00
 Year 17 LDC Advances: \$10,000.00
 Year 18 LDC Advances: \$10,000.00
 Year 19 LDC Advances: \$10,000.00
 Year 20 LDC Advances: \$10,000.00

Annual Advances	Annual Repayments
\$10,000.00	\$0.00
\$10,000.00	\$0.00
\$10,000.00	\$0.00
\$10,000.00	\$0.00
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Julie Jason



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The AARP Retirement Survival Guide Julie Jason, 2009 Discusses how to make smart financial decisions in good times and bad

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Reverse Mortgages For Dummies Sarah Glendon Lyons, John E. Lucas, 2011-01-11 For seniors who live on a fixed income owning a home and keeping it can be financially challenging Rather than face the choice of selling your home and moving or becoming a home owning pauper reverse mortgage products let seniors convert part of their equity into tax free income that

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Reverse Mortgages and Linked Securities Vishaal B. Bhuyan,2010-12-07 An institutional investor s guide to the burgeoning field of reverse mortgage securitization Reverse Mortgages and Linked Securities is a contributed title comprising many of the leading minds in the Home Equity Conversion Mortgages HECM industry including reverse mortgage lenders institutional investors underwriters attorneys and regulators This book begins with a brief history of reverse mortgages and quickly moves on to discuss how the industry has evolved detailing the players in these markets as well as the process It discusses the securitization of reverse mortgages and other linked securities and includes coverage of pricing techniques and risk mitigation This reliable resource also takes the time to cover the current regulatory environment of the HECM market which is constantly changing due to the current state of the real estate market Highlights specific strategies that will allow institutional investors to benefit from the resurgence of reverse mortgages and linked securities One of the only guides to reverse mortgages and linked securities targeted towards institutional investors interested in securitized products If you want to make the most of reverse mortgages and linked securities take the time to read this book

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Kiplinger's Personal Finance ,2008-05 The most trustworthy source of information available today on savings and investments taxes money management home ownership and many other personal finance topics

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