

SENIOR HOMEOWNERS CAN BUY A NEW HOME AND HAVE NO MONTHLY MORTGAGE PAYMENTS!!

- ❑ Congress passed the HECM for Purchase Plan allowing 62+ Seniors to get a new home.
- ❑ Homeowners keep more of their money, and have no monthly mortgage payments.
- ❑ Seniors can sell their current home and only use a portion of the sale's proceeds as a down-payment toward a "downsized" home.
- ❑ The **Reverse Mortgage for Purchase** picks up the difference and you'll have no monthly mortgage payments ever!

Sample 1: Downsizing

Senior 72-yr-old homeowner sells his home for \$650,000 and clears a \$300,000 profit. Senior buys better-suited home for \$550,000 and puts down \$250,000. The **Reverse For Purchase** loan makes up the remaining funds to buy the home and the senior takes remaining profit of \$50,000 to spend as his wish. Best of all, he has no more monthly mortgage payment.



Sells present home \$650K & gets proceeds \$300K

Buys new home \$550K.
Downpayment \$250K
Reverse Mortgage 300K

Sample 2: Upsizing

Senior 72-yr-old homeowner sells her home for \$550,000 and clears a \$350,000 profit. Senior buys a better-suited home for \$700,000 and puts down \$350,000. The **Reverse For Purchase** loan makes up the remaining funds, and best of all, she has a bigger home with no monthly mortgage payment.



Sells present home \$550K & gets proceeds \$350K

Buys New Home \$700K.
Downpayment \$350K
Reverse Mortgage \$350K

Sample 3: Buying An Income Property

Senior 72-yr-old homeowner refinances his existing home with a **Reverse Mortgage**. They net \$350,000 from the refinance and use it to buy a rental or vacation property. The best part is, they have no monthly mortgage payment on their current home and they have a cash-flowing rental/vacation property.



Re-fi present home with a **Reverse Mortgage**. Cash out \$350K

Buys new Rental \$350K.
New Income from Rental \$1000 - \$2000

- Homeowner is still responsible for the upkeep of the home including property taxes, homeowner's insurance, and maintaining the home to FHA standards. Loan approval is not guaranteed.
- **Reverse Purchase Loan** requires no Fico Score and limited income is okay, so it's very easy to qualify.
- If you are currently working with a realtor, please disregard this flyer. It is not our intention to solicit other realtor's listing.

Our devoted and diversified team can help you to sell your current home fast and purchase a new one as wish. No matter you will use **Reverse Mortgage** or not, you will be totally satisfied with our services. Please visit www.Zillow.com (Agent Finder, Emily Ching, Reviews) for endorsements made by our past clients.

To learn more, please call

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