

# Reverse Mortgages Always Your Choice!

You're heard a lot about reverse mortgages--but let's keep it simple. Here are some key facts to remember when you are considering a reverse mortgage:

- Must be your primary residence
- One person on the deed must be at least 62 or better at closing
- Title to the property remains in your name(s) AT ALL TIMES
- No monthly re-payments are required for the reverse mortgage.\*
- The client(s) responsibilities are to pay property taxes, homeowner's insurance, other relevant property charges and to keep the home in good repair.\*
- The reverse mortgage is due when the last remaining borrower no longer lives in the home as your primary residence.\*
- The amount you can receive from a reverse mortgage (principal limit) is determined by the age of the youngest person, property value, and interest rates.
- The flexible ways you can receive your reverse mortgage proceeds include lump-sum at closing, line of credit, monthly payments, term payments for a set time period, and/or a combination of the above.
- All potential reverse mortgage clients are required to participate in an educational counseling session conducted by an FHA-approved, independent consumer education firm.

If you would like to sit down at your kitchen table with a  
Certified Reverse Mortgage Professional AND  
a Village resident to learn more about how a  
reverse mortgage could improve your quality of life,  
call me at 352-454-3340 OR  
email me at [Carolyn.Fields@responsiblereverse.com](mailto:Carolyn.Fields@responsiblereverse.com)

"These materials are not from HUD or FHA and were not approved by HUD or a government agency."



\*Terms and conditions are subject to agency and investor guidelines in effect at the time of application. Loan programs may change or be eliminated without notice or obligation. Not all borrowers qualify for all programs. All property taxes, homeowner's insurance, and HOA dues are the responsibility of the borrower. Failure to remain current on all relevant property charges can cause the reverse mortgage to go into default.

NMLS #323051 Responsible Reverse Mortgages, 515 North Flagler Drive, Suite P300, West Palm Beach, FL 33401