LIFESTYLE
HOME LOAN

HOME BUYERS GUIDE

62 & BETTER?
Learn a little known strategy to buy your dream home

Mutual of Omaha
MORTGAGE

PYK 0122 113 LHL

Why You Should Learn About the Lifestyle Home Loan

If you dream about a new home with modern design, amenities, and low maintenance, then you owe it to yourself to learn about a powerful alternative to using traditional financing or paying cash to purchase your next home. Imagine moving into a new neighborhood close to friends and family, with walking paths, a clubhouse, and neighbors just like you... and doing all of this while **retaining a large portion of your life savings.**

Are you or your spouse at least 62?

If so, then the FHA-insured Lifestyle Home Loan can help you.

You're about to discover a little-known strategy that Boomers like you have been using since 2009 to purchase their dream home: the **Lifestyle Home Loan**. With this option, you can **increase your purchasing power** and **significantly reduce your out-of-pocket expenses** as compared to paying cash or securing traditional financing.

The Lifestyle Home Loan comes at a time when a lot of Boomers are trying to protect their nest egg and boost monthly income. If you've been secretly wanting to move into a new or newer home that better meets your lifestyle plan, then your time has finally arrived! If you or your spouse is at least 62, then the FHA-insured Lifestyle Home Loan can help you **purchase the home you really want without depleting a large portion of your life savings** --- and save you thousands of dollars you would have otherwise lost in the process by making monthly mortgage payments.

Increase your purchasing power and significantly reduce your out-of-pocket expenses.

YOU'VE WORKED HARD TO PROTECT YOUR KINGDOM.

The Lifestyle Home Loan is unlike a traditional home mortgage in that monthly mortgage payments are deferred and the loan balance increases over time. As is true of all loans, you must satisfy loan terms, which include, but are not limited to, maintenance of the home and payment of property taxes, homeowner's insurance, and any HOA fees. The home must be your primary residence. However, there is a consumer safeguard built into the program that you need to know about. Because the loan is insured by the FHA, neither you nor your heirs have any personal liability for the repayment of the debt.*

So what does all that really mean?

It's actually very simple...let's say you use the Lifestyle Home Loan to purchase your dream home and decide to move in 10 years. When you sell your home, you'll receive 100% of the net proceeds after paying off the loan balance at the time of sale. This is exactly how a traditional mortgage works. So the primary benefit to you during your living years is that you don't tie up all your savings by paying cash and, as long as you continue to meet loan terms, you increase **your monthly cash flow by not having a monthly mortgage payment.**

The Ultimate Leverage

This is about taking a single dollar from your life savings and putting it to work so that your lifestyle improves dramatically. What if there was a way to purchase your next home by combining a one-time down payment with the proceeds of a reverse mortgage? Let's take a look at how this is possible using a special matrix, because the concept is much easier demonstrated with pictures instead of words. The Lifestyle Home Loan is based on 3 primary variables: your age, the interest rate, and the purchase price of your home.

Use the matrix on the next page.

Simply match your current age with one of the ages listed along the top of the matrix.

For example, let's say you're 70. If your age is not listed then you can round to the nearest age listed. The next step is to find the expected purchase price of your new home listed alongside the left-hand side of the matrix and round to the nearest price. So in this example let's use a purchase price of $450,000 and an age of 70. You can see that you would only be required to bring a down payment of $230,500 to closing.

*If your heirs wish to retain the property after your death, they may do so by paying the lesser of the reverse mortgage balance or 95% of the appraised value of the home.

Borrower must occupy home as primary residence and remain current on property taxes, homeowner's insurance, the costs of home maintenance, and any HOA fees. The Lifestyle Home Loan may not be the best fit for everyone so we encourage you to consider all options prior to purchasing a home.

Lifestyle Home Loan Down Payment Matrix

	Age of youngest borrower ▶▶▶▶▶					
PURCHASE PRICE	**62**	**65**	**70**	**75**	**80**	**85**
$350,000	$199,350	$192,700	$181,500	$172,750	$159,800	$142,300
$400,000	$226,400	$218,800	$206,000	$196,000	$181,200	$161,200
$450,000	$253,450	$244,900	$230,500	$219,250	$202,600	$180,100
$500,000	$280,500	$271,000	$255,000	$242,500	$224,000	$199,000
$600,000	$334,600	$323,200	$304,000	$289,000	$266,800	$236,800
$700,000	$388,700	$375,400	$353,000	$335,500	$309,600	$274,600
$800,000	$442,800	$427,600	$402,000	$382,000	$352,400	$312,400

DOWN PAYMENT ▶▶▶▶▶

Calculations based on a 1-year cmt, monthly adjusting program with an initial interest rate of 2.79%. maximum apr 7.79% as of 1/1/22. Loan charges will include origination fees, mortgage insurance premiums, and settlement costs which are to be determined. Estimated fees, including upfront FHA mortgage insurance premium, range from $11,000 to $16,447 depending upon the value of the home (included in mortgage). Closing costs vary from state to state and can affect down payment. Please check with your Loan Officer for actual figures. Fixed rate options also available. Mutual of Omaha Mortgage, Inc., NMLS ID 1025894. These materials are not from, or approved by, HUD, FHA or any Government Agency. Subject to credit approval. www.nmlsconsumeraccess.org

Mutual of Omaha MORTGAGE

Call Today for More Information

Mary Jo Lafaye NMLS# 246222
Home Equity Retirement Specialist

Office: 415-259-4979

1000 Fourth Street, Suite 875
San Rafael, CA 94901
mLafaye@MutualMortgage.com
MaryJoLafaye.com

Borrower must occupy home as primary residence and remain current on property taxes, homeowner's insurance, the costs of home maintenance, and any HOA fees Mutual of Omaha Mortgage, Inc. dba Mutual of Omaha Reverse Mortgage, NMLS ID 1025894. 3131 Camino Del Rio N 1100, San Diego, CA 92108. Subject to Credit Approval. These materials are not from HUD or FHA and the document was not approved by HUD, FHA or any Government Agency. For licensing information, go to: www.nmlsconsumeraccess.org Minnesota Residential Mortgage Originator Exemption MN-OX-1025894;

Equal Housing Lender