Benefits of a Reverse Mortgage

Our team has spent decades in the lending industry. We have assisted first-time buyers, and we have assisted families in financing the construction of their dream home. It feels very good to be able to help people with these important milestones in their lives. Of all the clients and needs we have assisted, nothing has been as satisfying as the positive impact we are having on the lives of the seniors we are currently serving.

The ways that these specialty senior products have improved lives is almost unlimited. The following list captures some of the ways that our clients have, and will, benefit from the Reverse Mortgage opportunities.

Remain in Their Home	Eliminating a required monthly mortgage payment can improve cash flow and help homeowners manage rising living expenses while remaining in their home.
Aging-in-Place Upgrades	Loan proceeds can be used for accessibility and safety improvements that help the home continue to meet the homeowner's needs as they age.
Reduced Utility Costs	Since Reverse Mortgages do not require monthly payments, energy upgrades that reduce monthly utility costs result in freeing up additional money for other expenses.
Comfort & Indoor Air Quality	This is often tied to improved energy efficiency as many energy efficient upgrades also improve the comfort and indoor air quality of the home.
Legacy Leveraging	Some homeowners choose to use a portion of their equity now to help heirs with goals such as a home purchase rather than waiting to pass that equity on later.

Move Closer to Family	A Reverse Mortgage for Purchase can help an eligible homeowner buy a new primary residence closer to children, grandchildren, or other support. *More information on using a Reverse Mortgage to purchase a home can be found in our General Information section under "Senior Purchase Power Plus."*
Buy a More Suitable Home	A Reverse Mortgage for Purchase can help homeowners move to a home that is more accessible, easier to maintain, or better suited to their lifestyle. (*We just had a client that used a Reverse Mortgage to purchase a new home with a larger yard because she loves to garden*.)
Divorce Situations	In some divorce situations, a Reverse Mortgage may provide funds to buy out a former spouse and allow one homeowner to remain in the property.
Portfolio Strategy	Many financial planners are starting to integrate Reverse Mortgages into financial strategies for their clients. They recognize that home equity is a significant component of many people's assets. Since the funds dispersed from a Reverse Mortgage are not taxable, there may be some advantages to accessing these funds in lieu of portfolio disbursements.
Accessory Dwelling units (ADUs)	Reverse Mortgage proceeds can be a very advantageous way to fund an ADU, creating options for multigenerational living, caregiving, or additional housing flexibility. *More information on this topic can be located in our resources section under "Reverse Mortgage for Accessory Dwelling Units."*
Home Remodeling	Homeowners planning to remain in their property long term can use available equity for improvements that increase comfort, functionality, and enjoyment.
Home repairs	Loan proceeds can be used to address deferred maintenance and needed repairs.

Improve Affordability	Eliminating a required mortgage payment or accessing available equity can help offset rising costs such as insurance, medical expenses, and other household needs.
Debt Consolidation	Funds may be used to pay off higher-interest debts and reduce required monthly payments. Depending on the situation, a first- or second-position Reverse Mortgage may be considered for this.
Retirement Enhancement	Many seniors are finding that they hadn't really anticipated just how much money they would need in retirement. A Reverse Mortgage can be a great way for them to cover that gap.
Help Family Now	Some seniors are using Reverse Mortgages as a way to effectively provide an advance on inheritance to their heirs. In addition to using these funds to help the younger generation with a down payment on a home, they're using it for other things like paying for education and starting businesses. This can ultimately result in a far greater benefit to those heirs than waiting to receive that equity.
Vacation Homes	Although a Reverse Mortgage is secured by a primary residence, proceeds may be used to purchase a vacation home. This allows seniors to move some of the equity from their primary residence into a property where they can build lasting memories with family and friends.
Financial Safety Net	A HECM line of credit can provide access to available funds when needed and, unlike a traditional HELOC, it cannot be frozen solely because home values decline, provided loan terms are met.
In-Home Care	Funds can help cover in-home care and support services that allow homeowners to remain in their home longer.
Medical Expenses	Loan proceeds can be used for medical, dental, or other health-related expenses not covered by insurance.
Self-Employed & Commissioned Borrowers	Eligible borrowers with fluctuating income can choose how and when to make payments, including principal and interest, interest only, occasional payments, or no monthly mortgage payment, subject to loan terms.

	More information related to this strategy can be found under "Ultimate Flex-Pay Mortgage" in our General Information section.
Bucket-List Goals	Home equity can be used to fund travel, experiences, and other personal goals that help homeowners make the most of their golden years.