



TUSTIN, CA 92780

REVERSE MORTGAGE LOAN COMPARISON

Est Property Value: \$400,000.00

	HECM-FX Closed STANDARD 4.99 LP	HECM-FX Closed SAVER 5.06 LP	H M 1MLB 250 SAVER
Borrower Age(s): 80			
Initial Interest Rate Index	4.99 %	5.06 %	0.187 %
Lender's Margin			2.5 %
Initial Interest Rate	4.99 %	5.06 %	2.687 %
Mortgage Insurance Premium	1.25 %	1.25 %	1.25 %
Initial Effective Loan Rate	6.24 %	6.31 %	3.937 %
Effective Loan Rate Cap	4.99 %	5.06 %	12.687 %
HECM Expected Rate	4.99 %	5.06 %	5.57 %
Creditline Growth Rate	6.24 %	6.31 %	3.937 %
Monthly Service Fee	\$0.00	\$0.00	\$0.00
Plan Adjusted Home Value	\$400,000.00	\$400,000.00	\$400,000.00
Total Principal Limit	\$287,200.00	\$231,200.00	\$207,200.00
Financed Origination Fee	\$0.00	\$0.00	\$-6,000.00
Other Financed Costs	\$-2,323.00	\$-2,323.00	\$-2,323.00
Initial Mortgage Insurance	\$-8,000.00	\$-40.00	\$-40.00
Broker Credit	\$0.00	\$0.00	\$0.00
Lender Credit	\$0.00	\$40.00	\$40.00
Left after Fees and Costs	\$276,877.00	\$228,837.00	\$198,837.00
Loan Service Set-Aside	\$0.00	\$0.00	\$0.00
Repairs Set-Aside	\$0.00	\$0.00	\$0.00
First Year Property Expenses	\$0.00	\$0.00	\$0.00
Left after Set-Asides	\$276,877.00	\$228,837.00	\$198,837.00
Liens and Disbursements	\$0.00	\$0.00	\$0.00
Cash Requests at Closing	\$276,877.00	\$228,877.00	\$0.00
Left after Initial Advances	\$0.00	\$0.00	\$198,877.00
Line-of-Credit	\$0.00	\$0.00	\$198,877.00
Left after Initial Advances	\$0.00	\$0.00	\$0.00
Monthly Advances	\$0.00	\$0.00	\$0.00
Term of Monthly Advances	---	---	---
Total Fees and Costs	\$10,323.00	\$2,363.00	\$8,363.00
Financed Portion	\$10,323.00	\$2,363.00	\$8,363.00
Cash Portion	\$0.00	\$0.00	\$0.00

* Above numbers are calculated from current interest rates at the time of printing. Industry market rates and/or request changes will impact numbers from actual closing figures. Consult your Reverse Mortgage Loan Officer for current market rates and policies that may apply.

Your loan specialist has selected the reverse mortgage loans above to compare the loan features most consistent with the requirements communicated by you. When selecting a reverse mortgage loan, you should consider and compare the benefits of:

- long-term cost savings arising from a lower interest rate;
- amount of up-front closing costs;
- stability of a fixed-rate loan;
- greater monthly payments to you; and
- other loan features.

The lender determines the maximum amount of funds available to you from your HECM loan based on a number of factors, including among others: (1) the age of the youngest borrower, (2) the maximum claim amount (i.e., the lesser of the appraised value of the property or the HUD loan limit for your area), and (3) the Expected Interest Rate. When market interest rates change in the period between loan application and loan closing, the Expected Interest Rate may also change and the maximum amount of funds available to you from your HECM loan could decrease, unless your lender has agreed to close your HECM loan at the higher amount. You may wish to ask your lender to explain what will happen to the maximum amount of funds available to you if market interest rates or other loan provisions change in the period between loan application and loan closing. Note also that the Expected Interest Rate is not necessarily the same as the note rate of interest for your HECM Loan.

Please feel free to ask your loan specialist about other reverse mortgage loans offered by which may better suit your needs or to discuss any questions you may have about reverse mortgage features, costs or benefits.

Date