

Reverse Mortgage Program

What is a Reverse Mortgage?

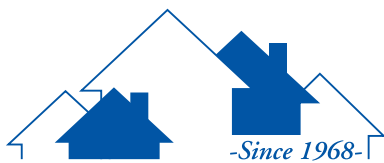
A reverse mortgage is a loan against your home that you do not have to pay back for as long as you live there. It can be paid to you all at once in a single lump sum or as a regular monthly advance. The money you get plus interest must be repaid if you sell your home, or permanently move out.

Who is eligible for a Reverse Mortgage?

You and any co-borrowers who is 62 years of age or older. Also, the house must be owner occupied. The mortgage on your home should be paid in full, or a balance that could be paid in full with the proceeds of the new reverse mortgage. Reverse Mortgage borrowers are required to obtain a counseling certificate by completing free counseling sessions with a HUD-(Housing Urban Development) approved counseling agency. Family members are strongly encouraged to participate in these informative sessions.

How much can I borrow?

Your maximum loan amount is based on your age, where you live, and the value of your home. There are no income, employment, or credit restrictions. The amount you owe can never exceed your property value, so the reverse mortgage can never cause you to lose your home.



**FAMILY HOUSING
Advisory Services, Inc.**

OMAHA 100, INC.

*Increasing Affordable
Housing Opportunities for All*



How does a Reverse Mortgage work?

The reverse mortgage does not require repayment as long as you live in your home. The loan must be paid in full, including all interest, when the last living borrower dies, sells the home, or permanently moves away.

Because monthly payments are not required, the amount owed grows larger, the amount of cash you would have left after selling and paying off the loan generally grows smaller. You can never owe more than your home's value at the time the loan is repaid.

The borrowers continue to own their homes and are responsible for the upkeep of property taxes, insurance, and repairs. If you fail to carry out these responsibilities, the lender can declare you to be in default on your loan, and require you to repay it in full at that time.

Benefits of a Reverse Mortgage to a borrower:

- Maintain their independence by not relying on family or friends for financial support
- Improve their standard of living by receiving extra monthly income
- Pay off an existing mortgage and eliminate those monthly mortgage bills.
- Make needed repairs or improvements to the home
- Use the extra money to receive necessary home health care
- Set up a line of credit for future emergencies and unexpected expenses

What is the first step in obtaining a Reverse Mortgage?

Contact Family Housing Advisory Services (FHAS) to set up time to visit with one of our counselors. The counselor will explain the reverse mortgage process; cost, requirements, eligibility, effect on the equity of the home, insurance coverage, and interest rates.

At the conclusion of the session, you will receive a certificate of counseling which is needed to apply for the loan. You will also receive a list of lenders that provide reverse mortgage loans.

What is Family Housing Advisory Services' (FHAS) Mission?

To build community and increase housing opportunities by empowering people to secure and sustain safe, affordable housing.

Family Housing Advisory Services, Inc. is a United Way community-based agency that is certified by the Department of Housing and Urban Development (HUD) to provide comprehensive housing counseling.

To learn more about Reverse Mortgage contact one of our counselors at:
402-934-6749 or 1-888-573-0495

Visit us on the web at:
<http://www.fhasinc.org>