



RELAX

You want an Honest Professional that will take care of your needs.

The Reverse Mortgage Process:

1. **Education**—Involve friends and family to help you learn about the product.
2. **HUD Counseling**—Before submitting your application you must complete HUD required counseling.
3. **Application**—A Great Florida Lending specialist can get the process started.
4. **Closing**—You get access to your money 3 days after the closing takes place.



Cash Disbursement Options

Choose to receive any combination of these options:

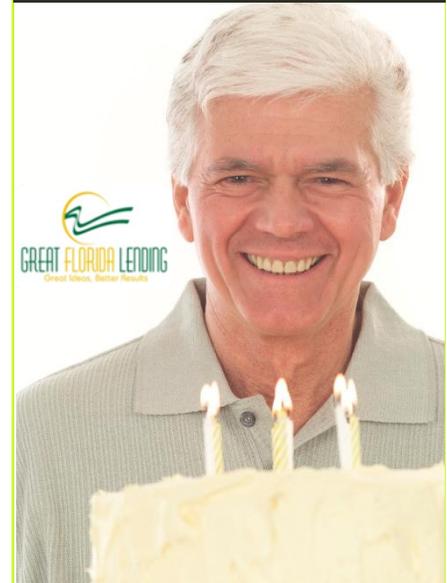
- **Lump sum:**
 - Cash is available immediately.
- **Term:**
 - Equal monthly payments for a fixed number of months.
- **Tenure:**
 - Equal monthly payments for as long as you live in the property.
- **Line of credit:**
 - A credit line that you can draw upon whenever you wish.



TEL: 305-310-7804

www.greatfloridalending.com

Reverse Mortgage



Make your retirement dreams come true!



If you're 62 or older, our FHA government program can give you financial freedom.



Improving your life is our business!

What is a Reverse Mortgage?

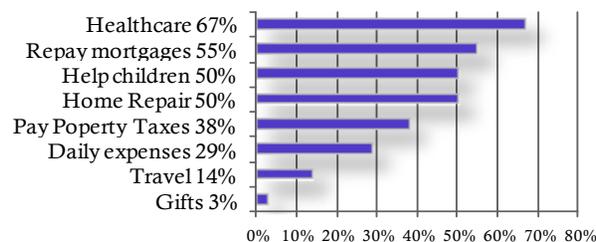
If you are age 62 or older and have built up at least 40-50% equity in your home, a reverse mortgage will allow you to borrow against the equity in your home. Instead of continuing to make mortgage payments, you get paid back the money you already have in it – that's the "reverse" part.

You never have to repay the loan as long as you live in your home and you can choose to receive the cash disbursements as monthly income, a line of credit, or a lump sum. Also, because the FHA/HUD program is backed by the US government, you will never owe more than the value of your home – even if you receive monthly payments for the next 20 years. Finally, you keep title to your property – it stays part of your estate.

What can a Reverse Mortgage be used for?

After you receive the tax-free funds from your reverse mortgage, it is up to you to use them however you please. Some retirees choose a reverse mortgage to have peace of mind and others want to improve their quality of life.

Common uses for reverse mortgages (AARP & HUD survey)



7 Reasons to Get a Reverse Mortgage:

1. Get all your money upfront, or in monthly payments directly to you, or a combination of both. *(TAX FREE)*
2. *YOU* own your home for life—Not the bank.
3. You never make a payment as long as you live in your home.
4. You never owe more than your home is worth.
5. Your heirs still inherit your home.
6. Eliminate any current debt and mortgage payments.
7. Use your money however you want: travel, healthcare, grandchildren's college, home repair, or simply relax and enjoy yourself.