

# Better read this if you are 62 or older and still making mortgage payments.

**More than 1 million seniors have taken advantage of this "retirement secret."**

It's a well-known fact that for many older Americans, the home is their single biggest asset, often accounting for more than 45% of their total net worth. *And with interest rates near all-time lows while home values are still high, this combination creates the perfect dynamic for getting the most out of your built-up equity.*

But, many aren't taking advantage of this unprecedented period. According to new statistics from the mortgage industry, senior homeowners in the U.S. are now sitting on more than **7.7 trillion dollars\*** of unused home equity.

Not only are people living longer than ever before, but there is also greater uncertainty in the economy. With home prices back up again, ignoring this "hidden wealth" may prove to be short sighted when looking for the best long-term

mistakenly believe the home must be paid off in full in order to qualify for a HECM loan, which is not the case. In fact, one key advantage of a HECM is that the proceeds will first be used to pay off any existing liens on the property, which frees up cash flow, a huge blessing for seniors living on a fixed income. Unfortunately, many senior homeowners who might be better off with a HECM loan don't even bother to get more information because of rumors they've heard.

In fact, a recent survey by American Advisors Group (AAG), the nation's number one HECM lender, found that over 98% of their clients are satisfied with their loans. While these special loans are not for everyone, they can be a real lifesaver for senior homeowners - especially in times like these.

The cash from a HECM loan can be

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outcome.

All things considered, it's not surprising that more than a million homeowners have already used a government-insured Home Equity Conversion Mortgage (HECM) loan to turn their home equity into extra cash for retirement.

It's a fact: no monthly mortgage payments are required with a government-insured HECM loan; however the borrowers are still responsible for paying for the maintenance of their home, property taxes, homeowner's insurance and, if required, their HOA fees.

Today, HECM loans are simply an effective way for homeowners 62 and older to get the extra cash they need to enjoy retirement.

Although today's HECM loans have been improved to provide even greater financial protection for homeowners, there are still many misconceptions.

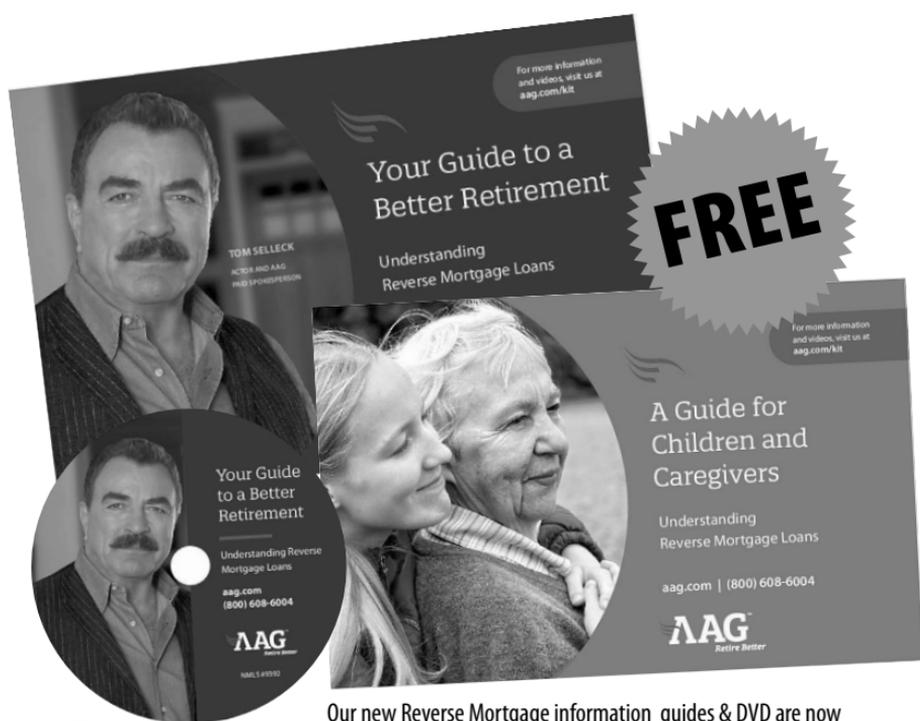
For example, a lot of people

used for almost any purpose. Other common uses include making home improvements, paying off medical bills or helping other family members. Some people simply need the extra cash for everyday expenses while others are now using it as a safety net for financial emergencies.

If you're a homeowner age 62 or older, you owe it to yourself to learn more so that you can make the best decision - for your financial future.

*It's time to reverse your thinking*

**We're here and ready to help. Homeowners who are interested in learning more can request a FREE Reverse Mortgage Information Kit and DVD by calling toll-free at 800-995-5341**



Our new Reverse Mortgage information guides & DVD are now available featuring award-winning actor and paid AAG spokesman, Tom Selleck.

**U.S.A.'s #1 Reverse Mortgage Company**

**As Featured on: ABC, CBS, CNN & Fox News**

\*Housing Wealth for Homeowners - 62+ Reaches \$7.7 Trillion in Q1 2020: NRMLA/RiskSpan Reverse Mortgage Market Index (RMMI) Q1 2000 - Q1 2020

Reverse mortgage loan terms include occupying the home as your primary residence, maintaining the home, paying property taxes and homeowner insurance. Although these costs may be substantial, AAG does not establish an escrow account for these payments. However, a set-aside moves out, or fails to comply with the loan terms, the loan becomes due and payable (and the property may become subject to foreclosure). When this happens, some or all of the equity in the property no longer belongs to the borrowers, who may need to sell the home or otherwise repay the loan balance. V2020.12.22

AAG charges an origination fee, mortgage insurance premium (where required by HUD), closing costs and servicing fees, rolled into the balance of the loan. AAG charges interest on the balance, which grows over time. When the last borrower or eligible non-borrowing spouse dies, sells the home, permanently moves out, or fails to comply with the loan terms, the loan becomes due and payable (and the property may become subject to foreclosure). When this happens, some or all of the equity in the property no longer belongs to the borrowers, who may need to sell the home or otherwise repay the loan balance. V2020.12.22

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