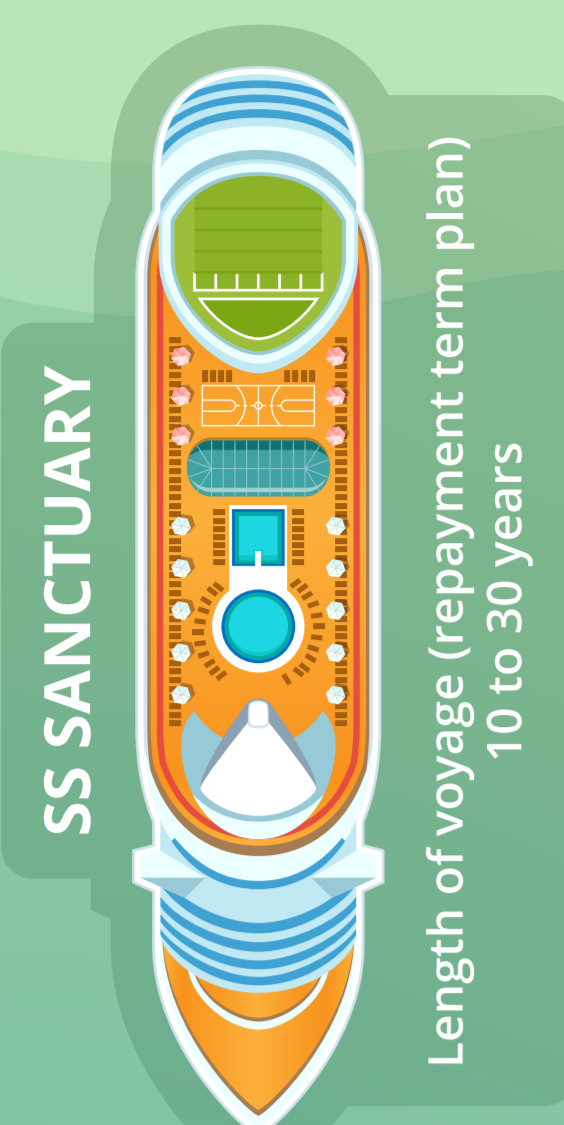


Retirement Excursion

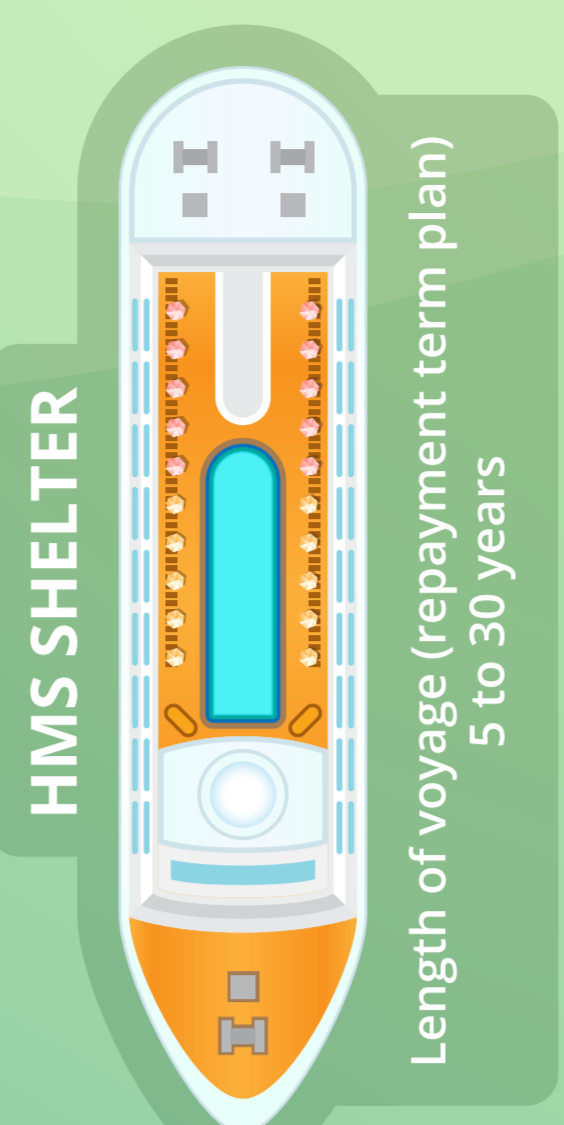
WHICH LOAN IS RIGHT FOR YOURS?

Life isn't always smooth sailing, but homeowners with equity could access cash or a line of credit to combat stormy seas. Wondering which type of loan is right for you? Take a look at the following excursions to find out. All aboard!



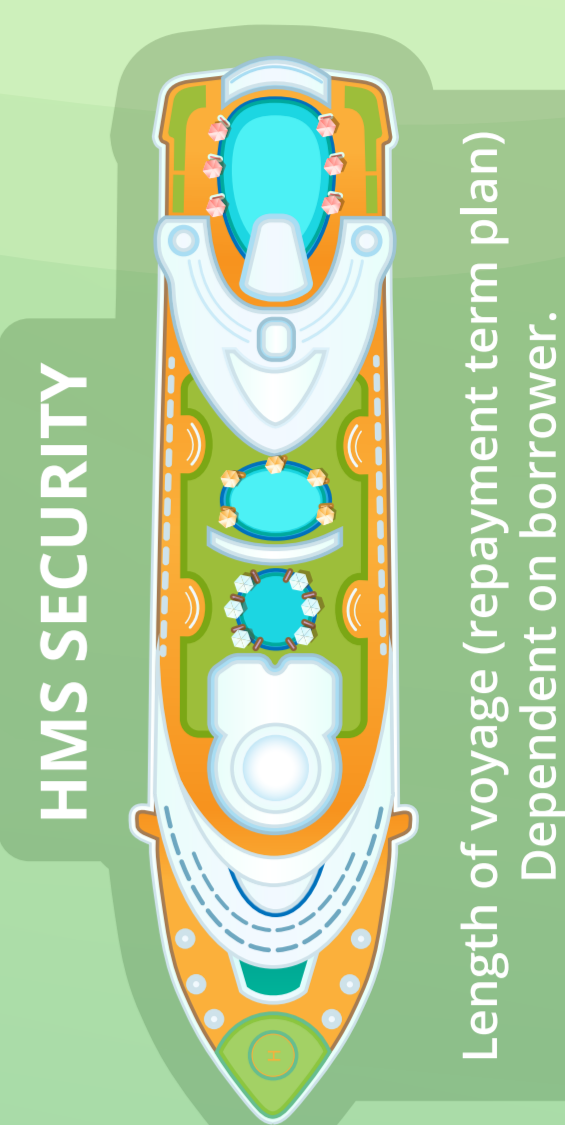
DOCK 1: REQUIREMENTS

- No age requirement
- Must have at least 20% equity in the home



DOCK 2: REQUIREMENTS

- Must be aged 62+
- Must own the home outright or have significant equity in home



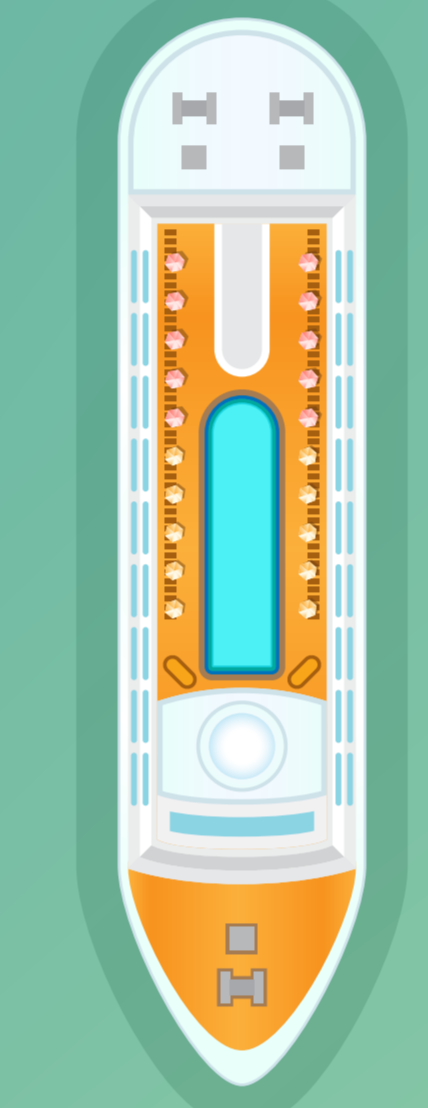
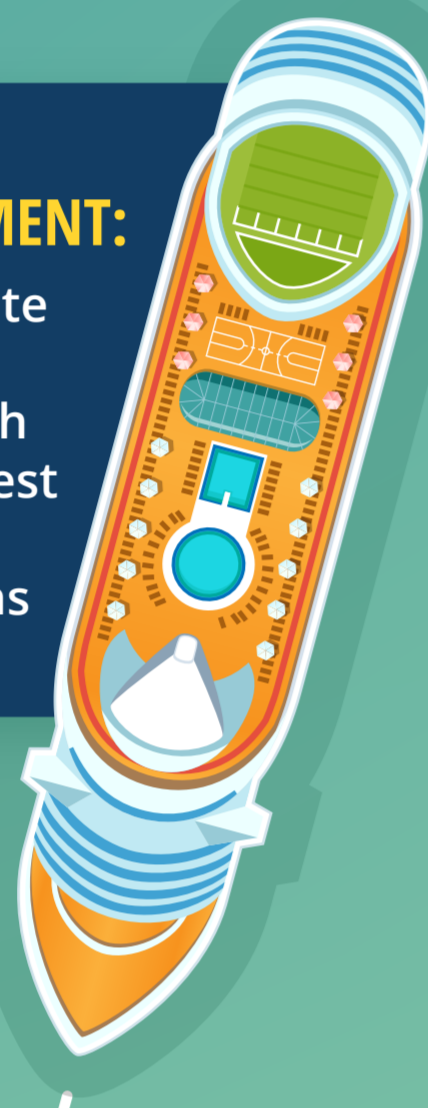
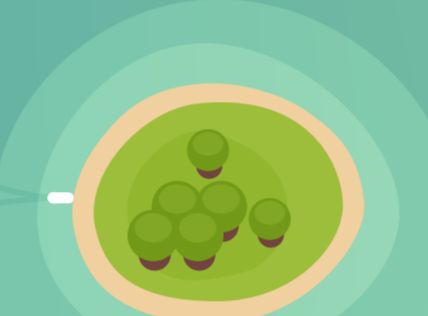
OBLIGATIONS OCTOPUS

- The home must be a primary residence.
- Homeowners must continue paying taxes, insurance, HOA fees and for ongoing home maintenance.
- As part of the application process, homeowners must participate in a consumer information counseling session provided by a HUD-approved HECM counselor, ensuring non-biased HECM information.

HOW YOU RECEIVE FUNDS



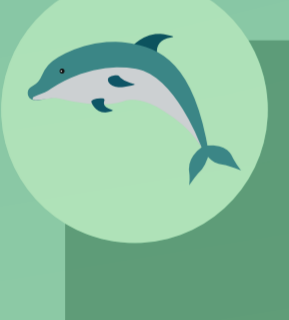
REPAYMENT



DETAIL DOLPHIN

- The home is no longer a primary residence of at least one borrower.
 - The borrower fails to pay required property taxes, homeowners' insurance, or applicable HOA dues.
 - The borrower fails to maintain the home according to FHA requirements.
- The loan is typically repaid through proceeds from the sale of the house and could be paid off using other assets at any time.

TAX MATTERS



You may be required to maintain a certain percentage of equity in your home or the loan may be closed.

CAPTAIN'S ANNOUNCEMENT:

Borrowers can pay off any existing mortgage with proceeds from the reverse mortgage loan.



FINAL DESTINATION

HOME EQUITY LINE OF CREDIT (HELOC)* ISLAND

Potential passengers:

- Folks that need to finance a large purchase and take advantage of HELOC rates
- Folks that want flexibility in their borrowing, for expenses over an uncertain period of time
- Folks remodeling their homes
- Folks that want to free up funds to pay for a child's college education.

*Open Mortgage does not currently offer HELOC loans.

HOME EQUITY LOAN ISLAND

Potential passengers:

- Folks that need to borrow an exact amount
- Folks remodeling their homes

HOME EQUITY CONVERSION MORTGAGE ISLAND

Potential passengers:

- Seniors/retirees aged 62+
- Seniors remodeling or repairing their homes
- Seniors that need a new home to downsize or fit retirement needs
- Seniors that need to fund medical expenses
- Seniors that just want a rainy day fund for unexpected expenses



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BUOY FEES

Fees can include but are not limited to: Appraisal fee, credit report fee, counseling fee & origination fee.