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REVERSE MORTGAGE LOAN COMPARISON

Borrower Info:

HORATIO HOMEOWNER
 123 Ungava Drive
 New City, NY 10956

Estimated Close Date: August 15, 2020

Loan Number: 9763235	County: Rockland
Est. Property Value: 600,000.00	Youngest Birth Date: May 28, 1954

LOAN INFORMATION	LIBOR CAP 5	FIXED	LIBOR	AAG Advantage
Home Value	600,000.00	600,000.00	600,000.00	600,000.00
Lending Limit	765,600.00	765,600.00	765,600.00	25,000,000.00
Max Claim Amount	600,000.00	600,000.00	600,000.00	600,000.00
Gross Principal Limit	317,400.00	303,000.00	279,600.00	243,000.00
Upfront MIP	12,000.00	12,000.00	12,000.00	0.00
Origination Fee	6,000.00	6,000.00	6,000.00	10,000.00
Other Closing Costs	14,725.39	14,725.39	14,725.39	14,725.39
Lender Credit	0.00	0.00	0.00	0.00
Lender Cure	0.00	0.00	0.00	0.00
Borrower Cash for Closing	0.00	0.00	0.00	0.00
Net Principal Limit	284,674.61	270,274.61	246,874.61	218,274.61
Purchase Price	600,000.00	600,000.00	600,000.00	600,000.00
Repair Set-Aside	0.00	0.00	0.00	0.00
LESA Type	None	None	None	None
1 st Year T & I Set-Aside	0.00	0.00	0.00	0.00
Rem. Life Expectancy Set-Aside	0.00	0.00	0.00	0.00
Total Life Expectancy Set-Aside	0.00	0.00	0.00	0.00
Remaining Principal Limit	-315,325.39	-329,725.39	-353,125.39	-381,725.39
Total Mandatory Obligations	317,400.00	303,000.00	279,600.00	243,000.00
% of Principal Limit	100.00%	100.00%	100.00%	100.00%
Cap Initial Disb. Limit at Low MIP	[]	[]	[]	[]
Initial Disbursement Limit	317,400.00	303,000.00	279,600.00	243,000.00
% of Principal Limit	100.00%	100.00%	100.00%	100.00%
Initial Loan Balance UPB	317,400.00	303,000.00	279,600.00	243,000.00
% of Principal Limit	100.00%	100.00%	100.00%	100.00%
AVAILABLE FUNDS				
Total Funds Due from Borrower	-315,325.39	-329,725.39	-353,125.39	-381,725.39
Earnest Money Deposit	0.00	0.00	0.00	0.00
Rem. Funds Due from Borrower	-315,325.39	-329,725.39	-353,125.39	-381,725.39



LOAN INFORMATION PAYMENT REQUEST	LIBOR CAP 5	FIXED	LIBOR	AAG Advantage
Cash Request at Closing	0.00	0.00	0.00	
Monthly Cash Request 1 st Year	0.00	N/A	0.00	N/A
Monthly Cash Request	0.00	N/A	0.00	N/A
Term	N/A	N/A	N/A	N/A
Line of Credit 1 st Year	0.00	N/A	0.00	N/A
Additional LOC After 1 st Year	0.00	N/A	0.00	0.00
Total LOC Available	0.00	N/A	0.00	N/A
RATES:				
Margin	2.340%	N/A	3.340%	N/A
Initial Interest Rate	3.280%	3.930%	3.781%	6.750%
Annual MIP	0.500%	0.500%	0.500%	0.000%
Expected Rate	3.560%	3.930%	4.560%	6.750%
Interest Rate Cap	8.280%	3.930%	13.781%	6.750%
Initial LOC Growth	3.780%	N/A	4.281%	0.000%

These numbers presented on **April 29, 2020**, for the property in the **10956** zip code are estimates. We based them on assumptions that can change including: an estimated closing date on **August 15, 2020**; the youngest client's qualifying age of **66**; a maximum claim amount of **600,000.00**, which is the lesser of the home's value or the current FHA county lending limit; and current interest rates. All programs subject to underwriting and lender requirements. Not all clients will qualify for all, or any, of the programs shown.

By signing below, I/we acknowledge receiving this summary and having it explained to me/us.

HORATIO HOMEOWNER (Borrower)	Date
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Amortization Schedule – Annual Projections

Closing Date: August 15, 2020

Borrower Name/Case Number: HORATIO HOMEOWNER /

Refinance: NO

Age of Youngest Borrower: 66

Loan Number: 9763235

Initial / Expected Interest Rates: 3.280% / 3.560%

Product Selected: LIBOR CAP 5

Maximum Claim Amount: 600,000.00

Initial Property Value: 600,000.00

Initial Principal Limit: 317,400.00

Beginning Mortgage Balance: 317,400.00

Cash From Borrower: 315,325.39

Expected Appreciation: 4%

Cash To Borrower: 284,674.61

Initial Line of Credit: 0.00

Lien Payoffs with Reverse Mortgage: 0.00

Monthly Payment: 0.00

Financed Closing Costs: 32,725.39

Monthly Servicing Fee: 0.00

Total Credits / Cures (0.00)

Ongoing Mortgage Insurance (MIP) 0.5%

Repair Set Aside: 0.00

NOTE: Actual interest charges and property value projections may vary from amounts shown. Available credit will be less than projected if funds withdrawn from line-of-credit.

Year	Age	Remaining Line of Credit	LESA Payment	Cash Advance	Service Fee	Interest + MIP	LESA Balance	Loan Balance	Home Value	Net Home Value
0	66	0	0	0	0	0	0	317,400	600,000	282,600
1	67	0	0	0	0	13,129	0	330,529	624,000	293,471
2	68	0	0	0	0	13,672	0	344,201	648,960	304,759
3	69	0	0	0	0	14,238	0	358,439	674,918	316,480
4	70	0	0	0	0	14,826	0	373,265	701,915	328,650
5	71	0	0	0	0	15,440	0	388,705	729,992	341,287
6	72	0	0	0	0	16,078	0	404,783	759,191	354,408
7	73	0	0	0	0	16,743	0	421,527	789,559	368,032
8	74	0	0	0	0	17,436	0	438,963	821,141	382,179
9	75	0	0	0	0	18,157	0	457,120	853,987	396,867
10	76	0	0	0	0	18,908	0	476,028	888,147	412,118
11	77	0	0	0	0	19,690	0	495,719	923,672	427,954
12	78	0	0	0	0	20,505	0	516,224	960,619	444,395
13	79	0	0	0	0	21,353	0	537,577	999,044	461,467
14	80	0	0	0	0	22,236	0	559,813	1,039,006	479,193
15	81	0	0	0	0	23,156	0	582,970	1,080,566	497,597
16	82	0	0	0	0	24,114	0	607,084	1,123,789	516,705
17	83	0	0	0	0	25,111	0	632,195	1,168,740	536,545
18	84	0	0	0	0	26,150	0	658,345	1,215,490	557,145
19	85	0	0	0	0	27,232	0	685,577	1,264,110	578,533
20	86	0	0	0	0	28,358	0	713,935	1,314,674	600,739
21	87	0	0	0	0	29,531	0	743,467	1,367,261	623,794
22	88	0	0	0	0	30,753	0	774,219	1,421,951	647,732
23	89	0	0	0	0	32,025	0	806,244	1,478,829	672,585
24	90	0	0	0	0	33,350	0	839,594	1,537,982	698,389
25	91	0	0	0	0	34,729	0	874,323	1,599,502	725,179
26	92	0	0	0	0	36,166	0	910,488	1,663,482	752,994
27	93	0	0	0	0	37,662	0	948,150	1,730,021	781,871
28	94	0	0	0	0	39,219	0	987,369	1,799,222	811,853
29	95	0	0	0	0	40,842	0	1,028,211	1,871,191	842,980
30	96	0	0	0	0	42,531	0	1,070,742	1,946,039	875,297
31	97	0	0	0	0	44,290	0	1,115,032	2,023,880	908,848
32	98	0	0	0	0	46,122	0	1,161,154	2,104,835	943,681
33	99	0	0	0	0	48,030	0	1,209,184	2,189,029	979,844
34	100	0	0	0	0	50,017	0	1,259,201	2,276,590	1,017,389

HORATIO HOMEOWNER (Borrower)

Date