



**Alfred Schloss**  
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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	293,400.00	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 Settlement Charges	5,230.39	5,230.39	5,230.39	5,230.39
Lender Credit	0.00	0.00	0.00	0.00
Lender Cure	0.00	0.00	0.00	0.00
Net Principal Limit	270,169.61	279,769.61	256,369.61	227,769.61
Liens, Mortgages & Payoffs	0.00	0.00	0.00	0.00
Repair Set-Aside	0.00	0.00	0.00	0.00
LESA Type	None	None	None	None
1 <sup>st</sup> 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	270,169.61	279,769.61	256,369.61	227,769.61
Voluntary Cash From Borrower	0.00	0.00	0.00	0.00
Required Cash From Borrower	0.00	0.00	0.00	0.00
<b>Total Mandatory Obligations</b>	<b>23,230.39</b>	<b>23,230.39</b>	<b>23,230.39</b>	<b>15,230.39</b>
% of Principal Limit	<b>7.92%</b>	7.67%	8.31%	6.27%
Cap Initial Disb. Limit at Low MIP	[ ]	[ ]	[ ]	[ ]
<b>Initial Disbursement Limit</b>	<b>176,040.00</b>	181,800.00	167,760.00	145,800.00
% of Principal Limit	<b>60.00%</b>	60.00%	60.00%	60.00%
Non-Mandatory Obligation Payoff	0.00	0.00	0.00	0.00
<b>Initial Loan Balance UPB</b>	<b>23,230.39</b>	23,230.39	23,230.39	15,230.39
% of Principal Limit	<b>7.92%</b>	7.67%	8.31%	6.27%
<b>AVAILABLE FUNDS</b>				
Funds Available at Closing	<b>152,809.61</b>	158,569.61	144,529.61	227,769.61
Max Available Tenure	<b>1,300.86</b>	N/A	1,312.22	N/A



<b>LOAN INFORMATION PAYMENT REQUEST</b>	<b>LIBOR CAP 5</b>	<b>FIXED</b>	<b>LIBOR</b>	<b>AAG Advantage</b>
Cash Request at Closing	<b>0.00</b>	0.00	0.00	0.00
Monthly Cash Request 1 <sup>st</sup> Year	<b>0.00</b>	N/A	0.00	N/A
Monthly Cash Request	<b>0.00</b>	N/A	0.00	N/A
Term	<b>N/A</b>	N/A	N/A	N/A
Line of Credit 1 <sup>st</sup> Year	<b>152,809.61</b>	N/A	144,529.61	N/A
Additional LOC After 1 <sup>st</sup> Year	<b>117,360.00</b>	N/A	111,840.00	0.00
Total LOC Available	<b>270,169.61</b>	N/A	256,369.61	N/A
<b>RATES:</b>				
Margin	<b>2.850%</b>	N/A	3.340%	N/A
Initial Interest Rate	<b>3.790%</b>	3.930%	3.781%	6.750%
Annual MIP	<b>0.500%</b>	0.500%	0.500%	0.000%
Expected Rate	<b>4.070%</b>	3.930%	4.560%	6.750%
Interest Rate Cap	<b>8.790%</b>	3.930%	13.781%	6.750%
Initial LOC Growth	<b>4.290%</b>	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.

_____ <b>HORATIO HOMEOWNER (Borrower)</b>	_____ 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: 3.790% / 4.070%

Product Selected: LIBOR CAP 5

Maximum Claim Amount: 600,000.00

Initial Property Value: 600,000.00

Initial Principal Limit: 293,400.00

Beginning Mortgage Balance: 23,230.39

Cash From Borrower: 0.00

Expected Appreciation: 4%

Cash To Borrower: 0.00

Initial Line of Credit: 152,809.61

Lien Payoffs with Reverse Mortgage: 0.00

Monthly Payment: 0.00

Financed Closing Costs: 23,230.39

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	270,170	0	0	0	0	0	22,630	600,000	577,370
1	67	282,778	0	0	0	1,056	0	23,687	624,000	600,313
2	68	295,975	0	0	0	1,105	0	24,792	648,960	624,168
3	69	309,788	0	0	0	1,157	0	25,949	674,918	648,969
4	70	324,246	0	0	0	1,211	0	27,160	701,915	674,755
5	71	339,378	0	0	0	1,268	0	28,428	729,992	701,564
6	72	355,217	0	0	0	1,327	0	29,754	759,191	729,437
7	73	371,795	0	0	0	1,389	0	31,143	789,559	758,416
8	74	389,146	0	0	0	1,453	0	32,596	821,141	788,545
9	75	407,308	0	0	0	1,521	0	34,118	853,987	819,870
10	76	426,316	0	0	0	1,592	0	35,710	888,147	852,437
11	77	446,212	0	0	0	1,667	0	37,376	923,672	886,296
12	78	467,037	0	0	0	1,744	0	39,121	960,619	921,499
13	79	488,833	0	0	0	1,826	0	40,946	999,044	958,098
14	80	511,647	0	0	0	1,911	0	42,857	1,039,006	996,148
15	81	535,525	0	0	0	2,000	0	44,858	1,080,566	1,035,709
16	82	560,518	0	0	0	2,093	0	46,951	1,123,789	1,076,838
17	83	586,677	0	0	0	2,191	0	49,142	1,168,740	1,119,598
18	84	614,057	0	0	0	2,293	0	51,436	1,215,490	1,164,054
19	85	642,715	0	0	0	2,400	0	53,836	1,264,110	1,210,273
20	86	672,710	0	0	0	2,513	0	56,349	1,314,674	1,258,325
21	87	704,105	0	0	0	2,630	0	58,978	1,367,261	1,308,282
22	88	736,965	0	0	0	2,752	0	61,731	1,421,951	1,360,220
23	89	771,359	0	0	0	2,881	0	64,612	1,478,829	1,414,218
24	90	807,358	0	0	0	3,015	0	67,627	1,537,982	1,470,355
25	91	845,037	0	0	0	3,156	0	70,783	1,599,502	1,528,718
26	92	884,474	0	0	0	3,303	0	74,087	1,663,482	1,589,395
27	93	925,752	0	0	0	3,458	0	77,544	1,730,021	1,652,477
28	94	968,956	0	0	0	3,619	0	81,163	1,799,222	1,718,059
29	95	1,014,177	0	0	0	3,788	0	84,951	1,871,191	1,786,240
30	96	1,061,508	0	0	0	3,965	0	88,916	1,946,039	1,857,123
31	97	1,111,048	0	0	0	4,150	0	93,065	2,023,880	1,930,815
32	98	1,162,900	0	0	0	4,343	0	97,409	2,104,835	2,007,426
33	99	1,217,172	0	0	0	4,546	0	101,955	2,189,029	2,087,074
34	100	1,273,977	0	0	0	4,758	0	106,713	2,276,590	2,169,877

**HORATIO HOMEOWNER (Borrower)**

Date