

Reverse Mortgage Facts



It's your home.

It's your money.

Enhance your lifestyle now!



WSB Reverse Mortgage

A reverse mortgage is a unique loan that enables older homeowners (62+) to convert part of the equity in their homes into tax-free income without having to sell the home, give up title, or take on a new monthly mortgage payment.

The reverse mortgage is aptly named because the payment stream is “reversed.” Instead of making monthly payments to a lender, as with a regular mortgage, a lender makes payments to you.

Enhancing your retirement years

The funds from a WSB Reverse Mortgage can be used for anything:

- Daily living expenses
- Home repairs and home improvements
- Medical bills, prescription drugs or long term health care
- Pay-off of existing debts
- Education or travel
- Retirement and estate tax planning
- Other needs you may have



Qualifying for a Reverse Mortgage

If you and your spouse are at least 62 years of age and own a single-family home, manufactured home (built after June 1976), a qualified condominium and/or townhouse, you can qualify.

There are no special income, credit or medical requirements to qualify, you don't even need an existing income. You may even be eligible for a reverse mortgage if you still owe money on a first or second mortgage.

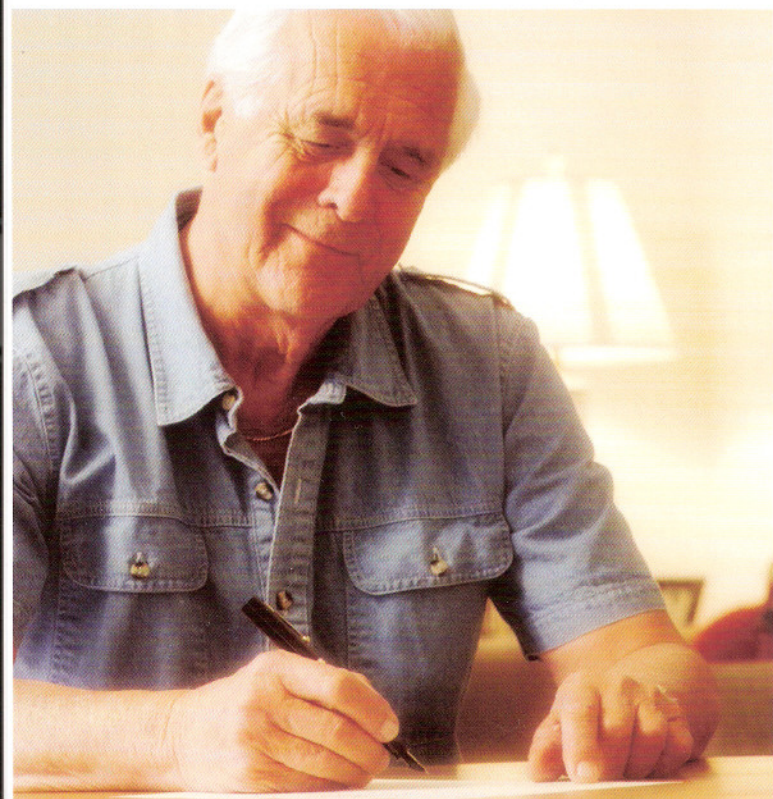
How much cash will I receive?

The amount you will qualify for will depend on:

- Your age at the time you apply for the loan
- Type of reverse mortgage you choose
- Value of your home
- Current interest rates
- For some products, the location of your home

What are my payment options?

You can choose how to receive the money from a reverse mortgage, the options are: all at once (lump sum), fixed monthly payments (for up to life), a line of credit; or a combination of these. The most popular option (chosen by more than 60 percent of borrowers) is the line of credit, which allows you to draw on the loan proceeds at any time.



Protected by the U.S. Government

A Reverse Mortgage is fully insured by the Federal Housing Administration (FHA).

- You will not be forced to sell your home or to move out of your home.
- Your home remains in your name.
- As the owner, you can still leave your home to family heirs.

No monthly payments

That's right, you can live in your home for the rest of your life and pay no monthly payments!

You can stay in your home as long as:

- You do not transfer the title of your home.
- It remains your primary residence.
- You do not leave (vacate) your home for more than 12 consecutive months.
- Property tax and hazard insurance is paid and stays current.
- You honor the terms of the agreement.



WSB Mortgage Services can help you get your money quickly

Your WSB Advisor can make it as easy to secure a custom-tailored reverse mortgage that best suits you.

A WSB representative is ready to assist you and answer your questions by phone or in person.

Now Is the Time

Don't let financial worries keep you from living independently and enjoying your retirement.

You can change your life-style with a little help from WSB Mortgage Services, Inc.

Call us today to get real answers over the phone, or to make an appointment with a WSB Advisor.

