



01460013

Total Annual Loan Cost Rate

Borrower Name/Case Number: **Mr. Smith /**

Refinance: **No**

LOAN TERMS

Age of Youngest Borrower: **77**
 Property Value: **\$500,000.00**
 Initial Interest Rate: **4.250%**
 Monthly Advance: **\$0.00**
 Length of Term:
 Initial Advance: **\$339,236.67**
 Lien Payoffs with Reverse Mortgage: **\$0.00**
 Initial Line Of Credit: **\$0.00**

MONTHLY LOAN CHARGES

Servicing Fee: **\$0.00**
 Mortgage Insurance: **1.25% annually**

OTHER CHARGES

Shared Appreciation: **None**

INITIAL LOAN CHARGES

Mortgage Insurance Premium: **\$10,000.00**
 Other Closing Costs: **\$1,763.33**
 POC Closing Costs: **\$450.00**
 Annuity Cost: **\$0.00**

REPAYMENT LIMITS

Net proceeds estimated at 93% of projected home sale

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Appreciation Rate	Disclosure Period (Years)			
	2 Years	6 Years	11 Years	15 Years
0%	7.411%	5.420%	2.921%	2.134%
4%	7.411%	6.151%	5.866%	5.775%
8%	7.411%	6.151%	5.866%	5.775%

The cost of any reverse mortgage loan depends on how long you keep the loan and how much your house appreciates in value. Generally, the longer you keep a reverse mortgage, the lower the total annual loan cost rate will be.

This table shows the estimated cost of your reverse mortgage loan, expressed as an annual rate. It illustrates the cost for four loan terms: 2 years, half of life expectancy for someone your age, that life expectancy, and 1.4 times that life expectancy. The table also shows the cost of the loan, assuming the value of your home appreciates at three different rates: 0%, 4% and 8%.

The total annual cost rates in this table are based on the total charges associated with this loan. These charges typically include principal, interest, closing costs, mortgage insurance premiums, annuity costs and servicing costs (but not disposition costs--costs when you sell the home).

The rates in this table are estimates. Your actual cost may differ if, for example, the amount of your loan advances varies or the interest rate on your mortgage changes. You may receive projections of loan balances from counselors or lenders that are based on an expected average mortgage rate that differs from the initial interest rate.

SIGNING AN APPLICATION OR RECEIVING THESE DISCLOSURES DOES NOT REQUIRE YOU TO COMPLETE THIS LOAN

Mr. Smith

Date