

	1 <sup>st</sup> Nations Reverse Mortgage	American Advisors Group	Finance of America Reverse	Liberty Reverse Mortgage	Longbridge Financial	Nationwide Equities	Plaza Home Mortgage	Reverse Mortgage Funding
<b>Product Name</b>	Premier	HomeSafe	HomeSafe	EquityIQ™	Platinum	EquityPower	Reverse Jumbo	Equity Elite™
<b>Maximum Loan Limit</b>	\$1.5 million	\$4 million	\$4 million	\$4 million	\$4 million	\$6 million+	\$4 Million	\$4 million
<b>Minimum Age</b>	60	60 (62 in TX and UT)	55 (60 in MA, NY and W; 62 in TX, UT, NC)	60 (62 in TX and UT)	60 *state exclusions apply	55 (60 in NY and WA; 62 in NC and TX)	62	55 - AZ, CA, CO, CT, DC, FL, GA, HI, IL, MI, MT, NJ (LS & LOC only), NM, NV, OH, OR, PA, RI, SC, VA 60 - LA, MA, NJ (Term only) WA 62 - NH, TX, and UT
<b>Special Features</b>	Streamlined process for financial assessment  Proceeds may be used to pay off debt to qualify or borrower requested debt payoff  Solar leases with some restrictions  Irrevocable trusts  Repair Set Aside permitted  Property can be listed for sale in prior 6 months but must be removed with satisfactory LOE  Ineligible Non-Borrowing Spouse IS permitted  For certain products and rates, we credit closing costs except for items, such as counseling, state mandated fees and other fees that are found in the 1200 section of the Settlement Statement	HomeSafe Standard is a fixed rate, full draw product. AAG offers multiple tiers to provide low rate and high LTV options to suit a variety of borrowers.  HomeSafe® Flex is a fixed rate product that allows up to 75% of the proceeds to be used for future draws between 24 and 120 months.  HomeSafe® Select is an adjustable rate reverse mortgage with a line of credit that allows for 1.5% growth for the first 7 years.  EquityAvail is a “hybrid” mortgage that combines features of a forward and a reverse mortgage, allowing borrowers access to higher LTVs with a lower monthly payment than a traditional mortgage.  FAR credits all closing costs except counseling and state mandated fees on certain products/rates.	HomeSafe Standard is a fixed-rate, full-draw product. FAR offers multiple tiers to provide low rate and high LTV options to suit a variety of borrowers.  HomeSafe® Flex is a fixed rate product that allows up to 75% of the proceeds to be used for future draws between 24 and 120 months.  HomeSafe® Select is an adjustable rate reverse mortgage with a line of credit that allows for 1.5% growth for the first 7 years.  EquityAvail is a “hybrid” mortgage that combines features of a forward and a reverse mortgage, allowing borrowers access to higher LTVs with a lower monthly payment than a traditional mortgage.  FAR credits all closing costs except counseling and state mandated fees on certain products/rates.	Available as a brokered product or as a non-delegated correspondent (Principal Agent).  Loan proceeds may be used to pay off debt to qualify or borrower requested debt payoff  No limitation on first year proceeds allowing max cash to borrowers.  Product and LTV exceptions available on a case by case basis.  Payoff PACE loans, solar liens, consumer debt and judgments.  Revocable trusts allowed.  Solar leases subordinated with some restrictions.  Will accept another Lender’s Proprietary Counseling Certificate.	Streamlined process for financial assessment  Proceeds may be used to pay off debt to qualify or borrower requested debt payoff  Solar leases with some restrictions  Irrevocable trusts  Repair Set Aside permitted  Property can be listed for sale in prior 6 months but must be removed with satisfactory LOE  Ineligible Non-Borrowing Spouse IS permitted  For certain products and rates, Longbridge credits closing costs except for items, such as counseling, state mandated fees and other fees that are found in the 1200 section of the Settlement Statement	Aggressive, common sense underwriting and appraisal review  No commission caps  Broker able to choose AMC  Negative residential income considered  Competitive PLF table  Closings permitted with funding conditions  Pay off debt to qualify for residual income  Padded payoffs for month’s end allowed  Revocable and irrevocable trusts allowed  No minimum credit score  Borrowers do not need to be re-counseled for EquityPower. We accept counseling for other reverse mortgages, including HECMs and other proprietary products. Borrower waiver required	Able to pay off debt with loan proceeds to qualify.  Competitive PLF table  Solar leases ok with some restrictions  Six months seasoning for listed properties  Ineligible Non-Borrowing Spouse may be considered  Plaza Home Mortgage provides a lender credit to closing costs on most transactions  Exceptions to the Guidelines can be considered on a case by case basis  PCSA grows 1.5% annually for 7 years  EE LOC and EE Term products only requires 25% upfront utilization	Equity Elite Zero credits all closing costs except counseling and state-mandated fees  Allows consumers to pay off credit cards and other personal debt  Revocable and irrevocable trusts allowed  The line of credit is reusable and grows 1.5% annually for 7 years  PCSA grows 1.5% annually for 7 years  EE LOC and EE Term products only requires 25% upfront utilization

<b>Can Be Used for New Home Purchases</b>	Yes, with Seller/Interested Party contributions to 6%	Yes. Lender credits and seller concessions are permitted.	Yes. Lender credits and seller concessions are permitted.	Yes. Lender credits and seller concessions are permitted. Seller/Interested Party contributions to 6%	Yes, with Seller/Interested Party contributions to 6%	Yes	No. Refinance Only	Yes. Lender credits and seller concessions are permitted. Seller/Interested Party contributions to 6%		
<b>Condo Policy</b>	FNMA, FHA or FHLMC approved projects or warrantable under FNMA Limited Review Process	Condos can be FHA, FNMA, FMHL approved, or go through the SUA approval process.	Condos can be FHA, FNMA, FMHL approved, or go through the SUA approval process.	Non-FHA approved condos under certain circumstances.	FNMA, FHA or FHLMC approved projects or warrantable under FNMA Limited Review Process	Condominiums can be FHA, FNMA, FHLMC approved or Spot approval by Nationwide Equities, with no LTV reductions.	FHA Approved Condominiums Fannie Mae Limited Review Condominiums	Condominiums can be FHA-approved, Fannie Mae-approved or RMF-approved. Fast, free EE condo approval.		
	No LTV reduction	No LTV reduction	No LTV reduction		No LTV reduction					
<b>Special Restrictions</b>	Borrowers must have a minimum credit score of 680. Exception possible case by case.	Non-borrowing spouses allowed with additional requirements	Non-borrowing spouses allowed with additional requirements	Minimum value \$250,000 (Appraisal value below \$350,000 will apply a 5% LTV reduction)	Borrowers must have a minimum credit score of 600.	No Minimum property value, but the borrower must have a draw of at least \$150,000, exceptions may be allowed case by case and EquityPower must be a benefit.	Minimum Property Value of \$350,000	No minimum property value, but borrower must have draws of at least \$100,000, exceptions allowed.		
	Eligible Non-borrowing spouses are not permitted.								Minimum home value of \$1 million, HomeSafe must be a benefit over HECM	No minimum property value, but HomeSafe must be a benefit
	Properties must be worth a minimum of \$450,000		Minimum 640 FICO	Properties must be worth a minimum of \$400,000					Borrowers must have a minimum credit score of 640.	Non-borrower spouses are restricted.
<b>Payment Options</b>	Lump sum and LOC (LOC allows for repayable draws for the first 10 years)	Lump sum Line of Credit (Select)	Lump sum (Standard) Flex payment (Flex) Line of Credit (Select) Hybrid (EquityAvail)	Lump sum only	Lump sum and LOC (LOC allows for repayable draws for the first 10 years)	Lump sum only.	Lump Sum Only	Line of credit, lump sum and Term Payments up to 120 months		
<b>States Allowed</b>	<b>For fixed rates:</b> AL, AZ, CA, CO, CT, FL, GA, ID, IL, LA, NM, MI, MO, NC, NV, NJ, OH, OK, OR, PA, SC, TX, UT, VA <b>For LOC:</b> AZ, CA, CO, FL, NC, NJ, SC and OR	<b>HomeSafe Standard and HomeSafe LESA:</b> AZ, CA, CO, CT, DC, FL, GA, HI, ID, IL, LA, MI, NJ, NV, OH, OR, PA, RI, SC, TX, UT, VA and WA <b>HomeSafe Select:</b> CA, CO, FL, HI, TX	<b>HomeSafe Standard:</b> AZ, CA, CO, CT, DC, FL, GA, HI, ID, IL, LA, MA, MI, NC, NV, NJ, NY, OH, OR, PA, RI, SC, TX, UT, VA, WA <b>HS Select:</b> CA, CO, CT, DC, FL, GA, HI, IL, OR, SC, TX, VA <b>HomeSafe Flex:</b> CA, CT, FL, HI, NJ, SC, TX <b>HomeSafe Select:</b> CA, CO, CT, DC, FL, GA, HI, ID, IL, LA, NC, NV, OR, SC, TX, VA <b>EquityAvail:</b> CA, CT, FL, NJ, SC, VA, TX	<b>Brokered:</b> AZ, CA, CO, DC, FL, GA, ID, IL, NJ, NM, NV, OR, PA, TX, UT, and VA. Principal <b>Agent:</b> AZ, CA, CO, FL, IL, PA, TX, and UT.	<b>The Fixed Products</b> are available in AL, AZ, CA, CO, CT, DC, FL, GA, ID, IL, LA, MI, MO, NV, NJ, NM, NC, OH, OK, OR, PA, SC, TX, UT, VA, WA. <b>The LOC Products</b> are available in AZ, CA, CO, CT, DC, FL, ID, IL, MI, NV, NJ, NC, OH, OR, SC, TX, UT, VA.	CA, CO, CT, DC, DE, FL, MD, NC, NJ, NV, NY, OR, PA, SC, TX, VA, WA.	AZ, CA, CO, CT, FL, GA, HI, IL, MD, NV, NM, NY, OR, PA, TX, UT, WA	<b>Lump Sum:</b> AZ, CA, CO, CT, DC, GA, FL, HI, IL, LA, MA, MI, MT, NH, NJ, NM, NV, OH, OR, PA, RI, SC, TX, UT, VA, WA <b>Term:</b> AZ, CA, CO, FL, GA, HI, IL, LA, NH, NJ, OR, RI, SC, TX, VA <b>Line of Credit:</b> AZ, CA, CO, FL, HI, IL, NJ, VA		