

Rightsizing for Dollars with a HomeSafe Jumbo Loan

Step One: Sell existing home:

Sale Price	2,200,000	
Pay off existing mortgage	800,000	(eliminate monthly mortgage payments)
Sale and Transfer Fees	132,000	
Capital gains	estimated	,000 (check with your tax advisor)
Net Cash left over from sale	\$1,268,000	

Step Two: Purchase a new home with Jumbo HomeSafe Loan (60 Day Close):

Cost of new home	1,800,000	
HomeSafe proceeds	755,000 +/-	depending on age and interest rate at time of application
Buyer pays	1,045,000	from cash on hand (out of \$1,268,000 net cash at closing from Step 1: Sale of former home)

Cash left over after purchase to save or invest \$223,000!

NO MONTHLY MORTGAGE PAYMENT / Never pay rent ever / Revolving Line of Credit (ARM) or Fixed-rate / Credit-line increases monthly even if home value decline s/ Open-ended term

No Prepayment Penalty / Proceeds are Non-taxable / Federally-guaranteed to be there when you need it most / non-cancellable / non-reducible / non-freezable / non-recourse

Home remains in buyers name and can be sold or refinanced at anytime with no prepayment penalty. Loan is due when last remaining borrower permanently vacates the home.

This Buyer has completely changed their financial position by:

1. Eliminating a monthly mortgage payment for life
2. Putting \$223,000 to work Creating More Income for retirement
3. Increasing Cash-flow during Retirement

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