

# Are You 62 or Better? Purchase a Home Like This with The HECM for Purchase Program...

For illustrative purposes only.



Own a beautiful home like  
this valued at \$569,900 for a  
one-time down payment of

# \$279,909\*

**Mutual of Omaha Mortgage introduces an age-based  
FHA-insured mortgage program known as the Home  
Equity Conversion Mortgage (HECM) for Purchase or H4P.**

## Program Specifics

- Available to those 62 and better
- No monthly mortgage payment\*
- Minimal income and credit requirements
- FHA-Insured
- Homeowner remains solely on title\*
- Closing costs may be financed into mortgage

Contact Ann  
Marie to get your  
FREE H4P Home  
Buyer's Guide.



Age	One Time Payment
62	\$308,404
65	\$297,576
70	\$279,909
75	\$266,802
80	\$246,285

Calculations based on age 70,\* using a monthly CMT ARM program with an initial interest rate of 2.32%. Maximum APR (Annual Percentage Rate) 3.698% as of 8-4-21. Estimated fees, including up-front FHA mortgage insurance premium range from \$11,000 to \$21,000 depending on the value of the home (included in mortgage). Closing costs vary from state to state and can affect down payment. Please check with your HECM Loan Officer for actual figures. Fixed rate options also available.



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Equal Housing Lender

\*Borrower must occupy home as primary residence and remain current on property taxes, homeowner's insurance, the costs of home maintenance, and any HOA fees. Mutual of Omaha Mortgage, NMLS 1025894. 3131 Camino Del Rio N 190, San Diego, CA 92108. You retain title to the property until you sell the property, and therefore you are responsible for paying property taxes, insurance, maintenance and related taxes. Failing to pay these amounts may cause the loan to become due immediately and may subject the property to a tax lien or other encumbrance or to foreclosure. These materials are not from HUD or FHA and the document was not approved by HUD, FHA or any Government Agency. Subject to credit approval. [www.nmlsconsumeraccess.org](http://www.nmlsconsumeraccess.org)  
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