

REVERSE MORTGAGE LOAN SUMMARY

[Name of Creditor]

[Date]

[Loan Originator's Unique Identifier]

Borrower & Property Information

| | |
|-------------------------|-----------------------------------|
| Borrowers' Names & Ages | [Loan Applicants' Name and Ages] |
| Property Address | [Loan Applicants' Address] |
| Appraised Value | [Disclosure of value of property] |

About this Loan

- [Statement that the consumer has applied for a reverse mortgage that does not have to be repaid for as long as the consumer lives in the home]
- [Statement about the types of payments the consumer may receive]
- [Statement about consumers' obligations] [Cross reference to risks section]
- [Statement that the borrower will continue to receive monthly payments and have access to loan funds as long as the borrower remains in the home even if the loan balance eventually exceeds the value of the home]
- [Statement that the loan must be repaid]

Payment of Loan Funds

[You have chosen to receive your funds as follows:] [You (may/will) receive your funds as follows:]

| | |
|-----------------|---------------------------------|
| Initial Advance | [Disclosure of initial advance] |
| Monthly Advance | [Disclosure of monthly advance] |
| Line of Credit | [Disclosure of line of credit] |

[Statement that consumers may change the type of payments they receive]

Annual Percentage Rate

| | |
|---|--|
| Overall cost of this loan including interest and settlement charges | ____% APR |
| Rate Type | This is a[n] [adjustable] [fixed] [step] rate. |
| Rate Calculation | [When the (length of time) introductory period ends,] your rate will be determined (frequency) based on the (identification of index) (the market rate) plus ____%.] |
| Rate Change Limits | [When the (length of time) introductory period ends,] your interest rate can increase up to ____% from (period) to the next, and no more than ____% total for the life of the loan, which would result in a maximum ever rate of ____%.] |
| Historical Changes to (identification of index) Rate | [Description of the lowest and highest value of the index and margin in the past 15 years] |

Interest charges will be added to your loan balance each month and collected when the loan is due.

| Fees | |
|--|---|
| Account Opening Fees | |
| [Account opening fees] | [Description of itemized one-time account opening fees] |
| TOTAL Account Opening Fees | [Description of total one-time account opening fees] |
| Monthly Fees <i>(added to your loan balance each month but not collected until the loan is due)</i> | |
| [Monthly Fees] | [Description of fees imposed by the creditor for availability of the] |
| Interest Charges | [Starts at] [interest rate] annually [but this rate can change] |
| Other Fees | |
| Prepayment Penalty | [Description of fees imposed by the creditor for early termination or prepayment in full of the reverse mortgage] |
| [Statements about other fees] | |

| Borrowing Guidelines | |
|---|--|
| Minimum Transaction | [Description of any minimum transaction requirements] |
| Limits on Number of Credit Transactions | [Description of any limitations on the number of extensions of credit] |
| Limits on Amount of Credit Borrowed | [Description of any limitations on the amount of credit that may be obtained during any time period] |

| How the Loan Balance Grows | | | |
|--|---------------------|----------------------|-----------------------|
| [Description of how loan balance may grow, related to table below] | | | |
| | After 1 Year | After 5 Years | After 10 Years |
| How much money will you have received? | \$__ | \$__ | \$__ |
| How much will be owed for interest + fees? | \$__ | \$__ | \$__ |
| How much will be owed altogether? | \$__ | \$__ | \$__ |

Repayment Options

[Description of repayment options]

Risks

[Statement about security interest in the consumer's dwelling]

[Description of ways the borrower may default on the loan]

- | | |
|--------------------------|---|
| • Foreclose On Your Home | [Statements about possible action by creditor] |
| • Stop Giving You Money | [Statements about possible actions by creditor] |
| • Terminate Your Loan | [Statements about possible actions by creditor] |

[Statements that other changes can be made to the loan]

- [Statement that the consumer has no obligation to accept the terms disclosed in the table]
- [Statement about asking questions]
- [Statement about Board's website]

[if the creditor has a provision for the consumer's signature, a statement that a signature by the consumer only confirms receipt of the disclosure statement]

[

Borrower's Signature

Date]