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## Ways To Utilize A Reverse Mortgage

[www.LoneStarReverseMortgage.com](http://www.LoneStarReverseMortgage.com)

# Reduce Debt

- 1) Decrease monthly expenses by paying off your forward mortgage.
- 2) Reduce or eliminate existing credit card debt and avoid incurring new debt.

# Pay Expenses

- 3) Pay routine monthly expenses.
- 4) Cover unexpected expenses, emergencies, or costs incurred during a life transition without dipping into savings or other assets.

# Build Income, Cash and Credit

- 5) Maintain a line of credit that can be used as needed.
- 6) Build a cash reserve that will sustain you through investment market fluctuations and give you the flexibility needed to weather market trends.
- 7) Replace your salary and generate new income by combining life tenure payments with Social Security and income generated by assets.
- 8) Avoid monthly mortgage payments when you buy a new home by combining the proceeds of a reverse mortgage with the sale of another home.

# Medical and Insurance

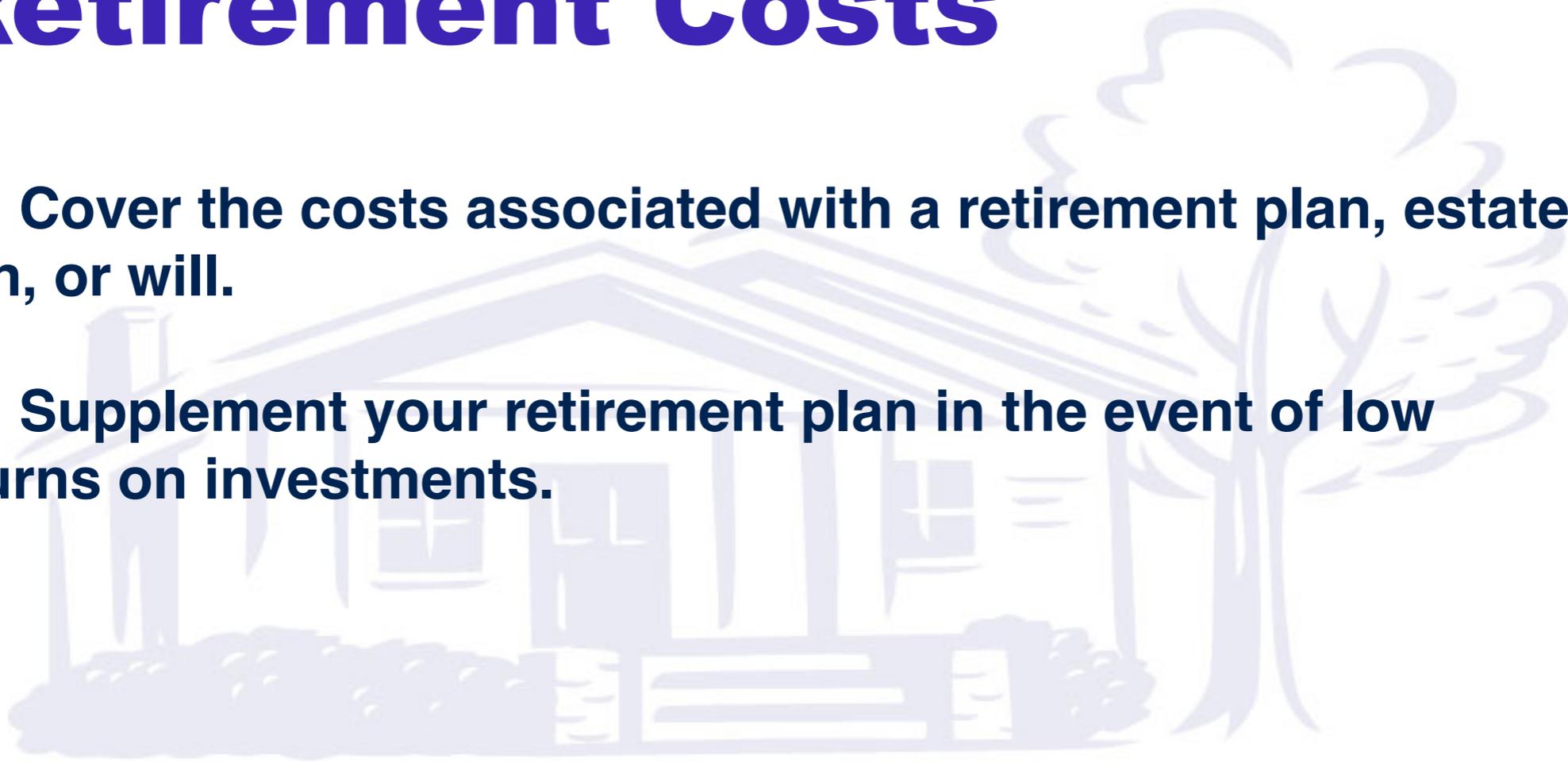
- 9) Pay health insurance premiums during early retirement years.
- 10) Pay for Medicare Part B and Part D upon becoming eligible at age 65.
- 11) Cover long-term care, short-term in-home care, or physical therapy expenses incurred as the result of an injury or illness.

# Taxes, Assets, Property

- 12) Establish a special account for paying real estate taxes and property insurance.
- 13) Retain other investments and assets and benefit from their continued growth.
- 14) Avoid the pitfalls of selling your assets, including capital gains tax and potentially diminished values.
- 15) Delay collecting Social Security benefit until age 70 when it reaches its maximum value.

# Retirement Costs

- 16) Cover the costs associated with a retirement plan, estate plan, or will.**
- 17) Supplement your retirement plan in the event of low returns on investments.**



# Home Improvements

18) Remodel or update your home and replace aging appliances or furniture.

19) Install health-related technologies and make home repairs and improvements that will enable you to live at home alone longer.

20) Convert a room in your home to living space for an aging parent or caregiver.

21) Install solar panels, a tankless water heater or new windows to make your home more energy efficient.

# Transportation

- 22) Repair or replace your vehicle to ensure you have safe and reliable transportation.**
- 23) Pay for alternative transportation options once you are no longer comfortable driving in order to ensure mobility and access to appointments and social engagements.**

# Help Others

**24) Contribute to education costs for your children or grandchildren.**

**25) Assist your adult children in family emergencies or other crises.**

