

25 Ways to Use a HECM as a retirement funding tool

- 1. Pay off your forward mortgage to reduce your monthly expenses.**
- 2. Re-model your home to accommodate aging limitations.**
- 3. Maintain a line of credit (that grows) for health emergencies and surprises.**
- 4. Cover monthly expenses and hold on to other assets while their value continues to grow.**
- 5. Cover monthly expenses and avoid selling assets at depressed values.**
- 6. Pay for health insurance during early retirement years until Medicare eligible at 65.**
- 7. Pay your Medicare Part B and Part D costs.**
- 8. Combine life tenure payments with Social Security and income generated by assets to replace your salary and maintain your monthly routine of paying bills from new income.**
- 9. Pay for your children's or grandchildren's college or professional education.**
- 10. Maintain a "standby" cash reserve to get you through the ups and downs of investment markets and give you more flexibility.**
- 11. Combine proceeds with sale of one home to buy a new home without a forward mortgage and monthly mortgage payments.**
- 12. Pay for long-term care needs**
- 13. Fill the gap in a retirement plan caused by lower than expected returns on your assets.**
- 14. Pay for short term in-home care or physical therapy following an accident or medical episode.**
- 15. Pay for a retirement plan, estate plan or a will.**
- 16. Convert a room or basement to a living facility for an aging parent, relative or caregiver.**
- 17. Set up transportation arrangements for when you are no longer comfortable driving.**
- 18. Create a set aside to pay real estate taxes and property insurance.**
- 19. Delay collecting Social Security benefit until it maxes out at age 70 1/2.**
- 20. Eliminate credit card debt and avoid building new credit debt.**
- 21. Cover monthly expenses in between jobs or during career transition without utilizing other saved assets.**

(over)

- 22. Cover expenses and avoid capital gains tax consequences of selling off other assets.**
- 23. Purchase health-related technology that enables you to live in home alone.**
- 24. Pay for an Uber or Lyft account so you have mobility and access to appointments and social activities.**
- 25. Help your adult children through family emergencies.**

<http://www.reversemortgage.org/About/25WaystoUseHECM.aspx>

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