

Home Improvement & Modification with Home Equity Solutions

At American Advisors Group (AAG), we have helped thousands of homeowners strategically use their home equity to achieve their retirement goals. With our range of home equity solutions, older Americans can more easily cover the cost to repair, upgrade, modify, and retrofit their homes to be safer and more comfortable as they age. Call today to learn how you can make improvements to the home you love with home equity solutions from AAG.

Age More Safely at Home*

Modify a shower to have a curbless entry to **minimize tripping** or make wheelchair-accessible

Create counters at multiple heights so that **you have the option** to sit or stand

Put down non-slip flooring to **prevent the risk** of falls

Install **comfort-height** toilets

*Borrowers could be subject to foreclosure for reasons including failure to maintain the property or to pay taxes and insurance.



The Facts

- **Aging in place has been shown to have health and emotional benefits over institutional care.¹**
- **Expanding the supply of aging-friendly housing options, home repairs, and modifications can help seniors age safely and affordably in their communities.²**

Tom Selleck

Actor and AAG Paid Spokesperson

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¹ <https://www.huduser.gov/portal/periodicals/em/fall13/highlight2.html>

² <https://www.huduser.gov/portal/periodicals/em/summer17/highlight1.html>

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A reverse mortgage increases the principal mortgage loan amount and decreases home equity (it is a negative amortization loan).

Reverse mortgage loan terms include occupying the home as your primary residence, maintaining the home, paying property taxes and homeowners insurance. Although these costs may be substantial, AAG does not establish an escrow account for these payments. However, a set-aside account can be set up for taxes and insurance, and in some cases may be required. Not all interest on a reverse mortgage is tax-deductible and to the extent that it is, such deduction is not available until the loan is partially or fully repaid.

AAG charges an origination fee, mortgage insurance premium (where required by HUD), closing costs and servicing fees, rolled into the balance of the loan. AAG charges interest on the balance, which grows over time. When the last borrower or eligible non-borrowing spouse dies, sells the home, permanently moves out, or fails to comply with the loan terms, the loan becomes due and payable (and the property may become subject to foreclosure). When this happens, some or all of the equity in the property no longer belongs to the borrowers, who may need to sell the home or otherwise repay the loan balance. V2020.12.22