

About Cambridge Credit Counseling

Founded in 1996, Cambridge Credit Counseling Corp. is a 501(c)(3) non-profit housing and credit counseling agency. Every year, we provide education and counseling services to thousands of individuals nationwide, and we offer financial literacy seminars to a variety of social service agencies, high schools and colleges throughout our local community. Cambridge is ISO certified and is registered with the Better Business Bureau of Central New England. We are also a proud member of both the Association of Independent Consumer Credit Counseling Agencies and the Association of Credit Counseling Professionals. Cambridge is also a HUD-approved housing counseling Agency.

CREDIT COUNSELING SERVICES

Cambridge's nationally certified credit counselors conduct personalized and confidential one-on-one counseling sessions designed to identify options appropriate to an individual's unique circumstances. We conduct free, comprehensive budget reviews while helping to develop short- and long-term goals. Once an appropriate course of action is implemented, our counselors will follow up to make sure you stay on track.

HOUSING COUNSELING SERVICES

Cambridge Credit is a HUD-approved housing counseling agency, offering a variety of low-cost and no-cost services, each designed to help people make more informed decisions about their housing options. Cambridge offers confidential one-on-one counseling, in our offices or over the phone. Cambridge's Housing Counselors are nationally certified and each receives ongoing training to keep abreast of the latest developments in today's evolving housing environment.

The Cambridge Mission

Cambridge is dedicated to promoting a more knowledgeable and financially responsible America: by teaching sound money management practices; by assisting financially distressed individuals and families through appropriate counseling, education, and advice; and by providing people with information and resources needed to obtain, maintain and sustain housing.

Contact one of our nationally certified housing counseling specialists today to learn more about how a HECM loan can work for you!



Call

1-800-757-1788

or e-mail

hecm@cambridgecredit.org

TODAY!

INFO04-111510.1

Is A Home Equity Conversion Mortgage Right For You?



A Guide To Home Equity Conversion Mortgages



CAMBRIDGE CREDIT COUNSELING CORP.
A HUD-Approved Housing Counseling Agency



ISO 9001:2008
Certified



What is a HECM Loan?



In general, a “reverse mortgage” is a loan taken against your home that you are not required to pay back until you sell your home, move out of the home permanently, or the last surviving borrower passes away. A **Home Equity Conversion**

Mortgage (HECM) is a type of reverse mortgage loan, the difference being that a HECM loan is insured by the Federal Housing Administration (FHA), which is part of the U.S. Department of Housing and Urban Development (HUD). Since HECM loans are supported by the federal government, the costs and fees associated with the loan are limited and the borrower is assured that the lender will meet their obligations. Also, HECM loans usually have lower interest rates, provide the highest loan advances, and generally cost less than other types of reverse mortgages.

To qualify for a HECM, the borrower must be 62 years of age or older, and have substantial equity in their home. In addition, lenders require that borrowers receive counseling from a HUD-approved counseling agency prior to receiving a HECM.

What Can I Use a HECM Loan For?

The funds obtained from a HECM loan are typically used to:

- Maintain financial independence
- Supplement social security income
- Pay for day-to-day living expenses
- Cover the cost of medical bills and prescriptions



How Are the Funds Distributed?

The HECM program provides a variety of cash advance options. The loan can be taken as:

- A single lump sum of cash
- A credit line account - you decide how much you take out and when you take it
- A monthly cash advance for a specific time period, or for as long as you live in the home

The HECM Loan Counseling Session

As with every major financial decision you make, it's important that you are fully aware of all aspects of HECM loans. For this reason, lenders require you to undergo an in-depth counseling session with a certified HECM counselor. Cambridge's HECM counselors are nationally certified specialists who have been trained to provide you with the information you need to make the right decision and to help you fully understand the loan process. Keep in mind, the counseling session usually takes about an hour, sometimes longer.

The objectives of the session are to educate you about the implications of a HECM loan - how they work, and the possible alternatives. Your counselor will discuss your needs and circumstances, your responsibilities, the associated costs of a HECM, the tax implications, and provide you with the guidance and resources you need to make an informed decision.



CAMBRIDGE
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Simple, Safe Financial Solutions

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