

Visit Our Calculator and Worksheet Page

Liberty's PORTAL is equipped with a Financial Assessment Worksheet and Calculator to help determine if a Life Expectancy Set Aside (LESA) is required for your Home Equity Conversion Mortgages.* Liberty's Financial Assessment Worksheet and Calculator can also help determine the Borrower's capacity to meet their financial obligations.*

Other Highlights of the Portal Include:

- Financial Assessment Worksheet to Determine Potential LESA*
- One-Stop Condition Management Dashboard
- Service Level Accountability
- Visual Progress Timeline
- Real-Time Updates (Text & Email)

* Results derived from the Financial Assessment Worksheet are ESTIMATES based on figures provided. Final results and determination will be made by the Underwriter upon receipt and review of all applicable documentation.

Residual Income and Expenses

Residual income and cash flow is used to determine the borrower's capacity to meet their financial obligations. Residual income is the sum of a borrower's income minus their expenses. If a borrower does not meet the residual income requirements, compensating factors may be documented to avoid a LESA in certain circumstances.*

* Documented compensating factors will be reviewed and final determination of acceptability and impact to avoid a LESA will be made by the Underwriter.

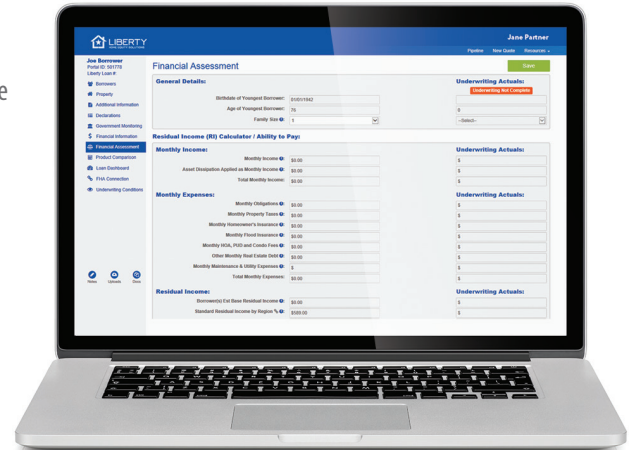
Extenuating Circumstances

If a borrower's derogatory credit and/or property charge delinquency was due to extenuating circumstances, a LESA may not be required. Underwriters will review and document any extenuating circumstance that addresses derogatory credit and/or property charges to make a final determination regarding a LESA.

To learn more, contact:

866.871.1353

LenderSupport@LibertyReverse.com



Residual Income (RI) Calculator / Ability to Pay		Underwriting Actuals
Monthly Income:	Monthly Income: \$XXXX	\$1750.00
	Annual Disposition Applied to Monthly Income: \$XX	\$0.00
	Total Monthly Income: \$XXXX	\$1750.00
Monthly Expenses:	Monthly Obligations: \$ XXXX	\$175.00
	Monthly Property Taxes: \$ XXX	\$300.00
	Monthly Homeowner's Insurance: \$ XXX	\$135.00
	Monthly Flood Insurance: \$ XXX	\$
	Monthly HOA, PUD and Condo Fees: \$ XXX	\$0.00
	Other Monthly Real Estate Debt: \$ XXX	\$
	Monthly Maintenance & Utility Expenses: \$ XXX	\$300.00
	Total Monthly Expenses: \$ XXXXX	\$1245.00
Residual Income:	Borrower's Estimated Residual Income: \$ XXXXX	\$1,200.00
	Standard Residual Income by Region %: \$ XXXXX	\$800.00
	Residual Income Result: \$ XXXXX	\$375.00
Monthly Utilities Calculator:	Applies: Square Footage of Home: XXXX	\$225
	Monthly Maintenance & Utility Expenses: \$ XXXXXX	\$275.00
Projected Property Cost Calculation:	Monthly Property Taxes, Home Ins. & Flood Ins: \$	\$410.31
	Projected Borrower's Life Expectancy (months): XXX	\$40
	Monthly Compounding Rate: 0.03 %	\$0.00
	Total Projected Property Charges (0.03 %): \$	\$64,762.00
Additional Considerations / Willingness to Pay:	Late Payments in Last 12 Months? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
	Overlaid Credit/Reporting Charge Available: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
	Late Payments in Last 24 Months? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
	Non-Reported/Unreported Payments: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
	Other Accounts/INQUIRY/CONSIDER: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
	Property Taxes: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
	Does an Extenuating Circumstance Exist? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Life Expectancy Set Aside (LESA) Results:	LESA Level: None	None
	LESA Amount: \$ 0.00	\$ 0.00
	Update Product Comparison	

Note: Penalties, judgments and/or delinquency can impact a LESA decision. Underwriter will complete a comprehensive review.
NOTE: An Extenuating Circumstance must be documented for the Underwriter. Please submit a detailed Letter of Explanation with supporting documentation.