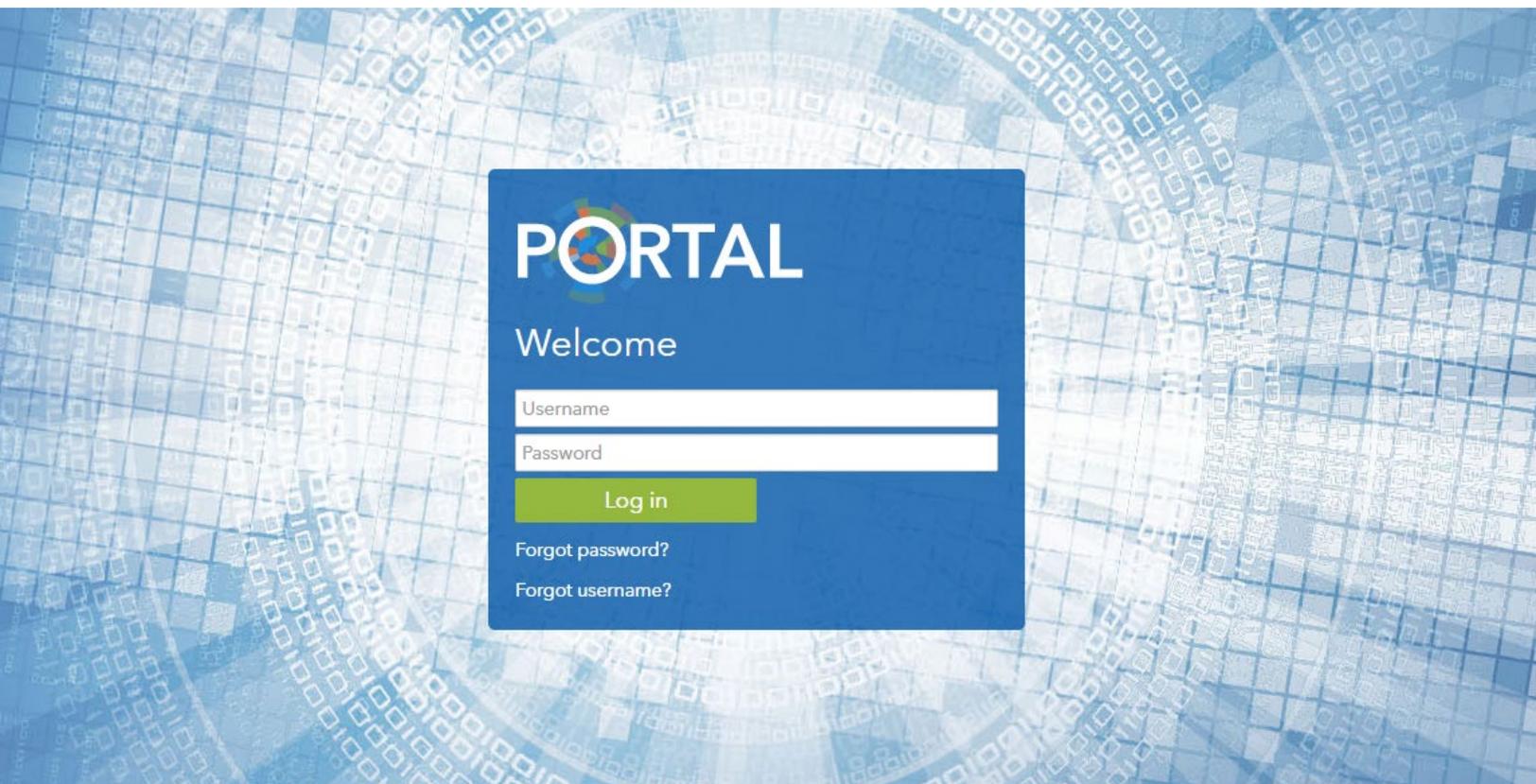


“What If” Tab



Liberty Reverse Mortgage

May 24, 2019

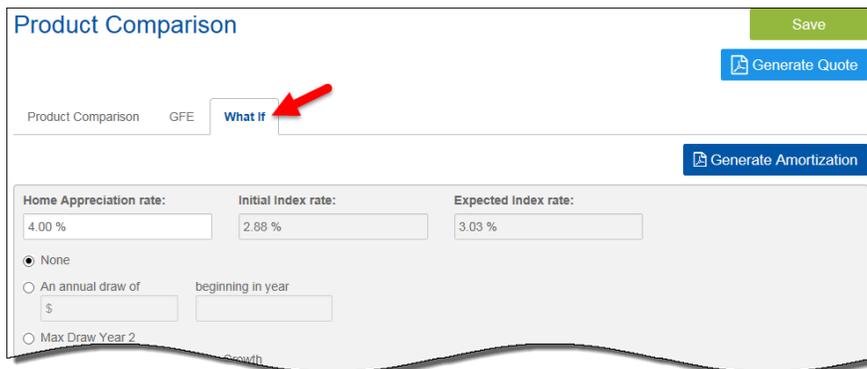
Overview

When working with a borrower, there may be times when you want to explore different amortization schedules or property appreciation rates based on different withdrawal scenarios without impacting the original Quote or Loan Application package. The What If tool feature in the Loan Portal allows you to do just that.

Note: All amortization schedules are estimates and are based on certain assumptions regarding future rates, etc.

What If Tab

The What If tool is available **after** you create a quote in the Portal. When entering details to complete an application, locate the What If tool by selecting the **Product Comparison** tab in the Loan Portal and then click on the **What If** tab.



Product Comparison

Save

Generate Quote

Product Comparison GFE **What If**

Generate Amortization

Home Appreciation rate: 4.00 %

Initial Index rate: 2.88 %

Expected Index rate: 3.03 %

None

An annual draw of \$ beginning in year

Max Draw Year 2

Once you've located the What If tool you will be able to generate sample amortization schedules based on different loan payout options/home appreciation rates in order to illustrate the impact of different loan payout options, etc.

Note: Documents created using this tab will include a "SAMPLE" watermark.

Important

Users can change the Home Appreciation rate estimate, but not the Initial Index rate or the Expected Index rate.

Scenarios created using the What If tool are only visible when generating amortization schedules using the tool.

Loan details from the product in the first position of the Product Comparison screen **WILL** display on the amortization schedules created using the What If tab.

Quote and application packages will **NOT** display What If data on the calculations pages.

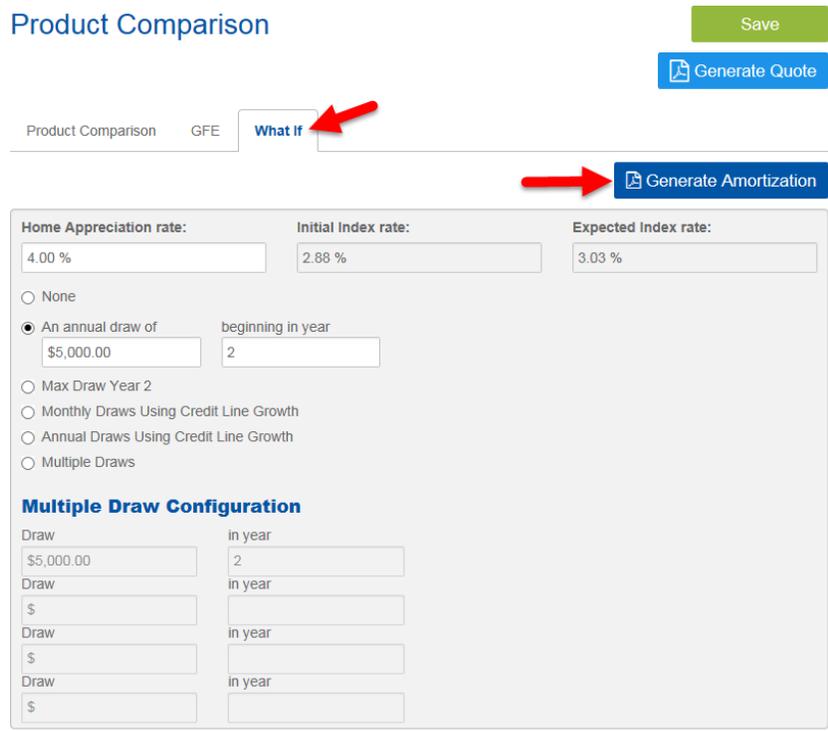
Using the What If tab, the following loan withdrawal options are available that can be used to create sample amortization schedules.

- Annual draws set to begin in a specific year.
- Maximum withdrawal of loan proceeds in year 2.
- Monthly draws of only the Credit Line Growth.
- Annual draws of only the Credit Line Growth.
- Multiple draws that can be customized by the amount and what year the borrower is to receive those withdrawals.

Once the desired scenario is entered, click on the **Generate Amortization** button to view the sample amortization schedule. After the sample amortization schedule is generated, users can view or save the document to their local drive.

Note: The What If output will not populate a sample document in the Documents (Docs) area in the Loan Portal.

Reminder: Scenario data entered using the What If tool does **NOT** affect the data in the Product Comparison or the data used to generate a quote or application in the Loan Portal.



Product Comparison Save

[Generate Quote](#)

Product Comparison GFE **What If** →

[Generate Amortization](#) →

Home Appreciation rate: 4.00 % Initial Index rate: 2.88 % Expected Index rate: 3.03 %

None

An annual draw of \$5,000.00 beginning in year 2

Max Draw Year 2

Monthly Draws Using Credit Line Growth

Annual Draws Using Credit Line Growth

Multiple Draws

Multiple Draw Configuration

Draw	in year
\$5,000.00	2
Draw	in year
\$	
Draw	in year
\$	
Draw	in year
\$	