

Using a reverse mortgage for an initial advance



FACT SHEET

What is an initial advance?

A reverse mortgage offers flexibility in how you access the equity in your home, and the most common method is through an **initial advance**—a lump sum payment that can be used for a specific purpose.

This allows you to unlock a portion of your home's value upfront, providing financial freedom without the burden of regular loan repayments.

Why choose an initial advance?

Many retirees find an initial advance useful for covering significant expenses without dipping into savings or superannuation – if there is any money in either of these.

Whether you need to refinance an existing loan, make home improvements, or cover medical costs, a reverse mortgage can help.

Here are some of the most common reasons homeowners choose an initial advance:

- **Refinance or consolidate secured loans** – Pay off an existing mortgage or business loan that is currently secured against your home.
- **Refinance or consolidate unsecured debt** – Clear credit cards, personal loans, ATO debt, or other obligations.
- **Home improvements & maintenance** – Fund necessary repairs, renovations, or upgrades to your home.
- **Buying a new property** – home ownership using a reverse mortgage
- **Bridging finance** – Secure a new home or assist with a property transition.
- **Medical expenses** – Cover healthcare costs, treatments, or aged care services.
- **Funeral expenses** – Ensure peace of mind by setting funds aside for future arrangements.



- **Gifting** – Provide financial support to family members when they need it most.
- **In-home care** – Pay for aged care services that allow you to remain in your home longer.
- **Holiday & travel** – Enjoy your retirement with the trip you've always wanted.
- **Vehicle purchase or repairs** – Replace or repair a car, boat, or caravan.
- **Family celebrations** – Contribute to a child's or grandchild's wedding or milestone event.
- **Business purposes** – Support a small business venture or investment.
- **Other uses** – Tailor your reverse mortgage to suit your unique financial needs.

Financial freedom while staying in your home

By using an initial advance, you can unlock the value in your home while continuing to live in it comfortably.

Unlike traditional loans, a reverse mortgage **does not require regular repayments**, meaning you have more flexibility in managing your finances.

How reverse mortgages work

A reverse mortgage is a unique type of loan designed specifically for Australians aged 55 and above, enabling you to access the equity in your home without the need to sell or make regular repayments. The loan is typically repaid when you sell your home, move into aged care, or when the last surviving borrower passes away.

With a reverse mortgage:

- **You retain ownership of your home.** There are no monthly repayments required, meaning you can free up cash flow to cover living expenses, healthcare, and do more in your retirement.
- **The amount you can borrow** depends on your age, the value of your home, and how much equity you have. The older you are, the more you can borrow with borrowing capped at 55% by age 90.

- **You can access funds** in a way that suits you—either as a lump sum, a regular income, a line of credit, or a combination of these options.

Interest is added to the loan over time and compounds, meaning the total loan balance increases as time goes on. However, you are not required to make any repayments unless you choose to, and you can remain in your home for as long as you wish.

Protections for borrowers

Reverse mortgages in Australia are strictly regulated by the government to protect borrowers and ensure transparency. Some key protections include:

- **No Negative Equity Guarantee (NNEG):** This legal safeguard ensures that you can never owe more than the value of your home. Even if property prices fall, you or your estate will not be liable for any shortfall when the home is sold.
- **Ownership rights:** You retain full ownership of your home. The lender does not take over the property, and the title deed remains in your name. You are free to sell your home at any time and repay the loan without penalties (though settlement and mortgage discharge fees may apply).
- **Clear terms and conditions:** All reverse mortgages come with clear terms, including transparency around interest rates, fees, and potential risks, so you know exactly what you're agreeing to.

These protections are designed to ensure that reverse mortgages are a safe and viable option for older Australians looking to access their home equity.



Independent legal advice

Before taking out a reverse mortgage, it's essential to seek **independent legal advice**. This is a mandatory requirement for all reverse mortgage lenders, and helps ensure that you fully understand the terms and conditions of the loan.

A solicitor will review the loan agreement, explain how the reverse mortgage contact works, and discuss any potential implications, such as how it may affect your inheritance or future financial plans.

At Your Home Equity, we always encourage clients to take their time with this decision and to seek comprehensive legal and professional advice.

We believe in empowering our clients with the knowledge they need to make the best choice for their financial future.

Your Home Equity - Reverse Mortgage Brokers

At Your Home Equity, we specialise in reverse mortgage broking for Australians over 55.

This is our sole focus, and we have more than 14 years of combined experience helping clients navigate their financial options in retirement.

What sets us apart:

- **We work for you, not the lenders:** As specialist brokers, our role is to find the best reverse mortgage product for your unique situation. We're accredited with Australia's leading reverse mortgage lenders, which gives us access to a wide range of options tailored to your needs.

- **Expertise and compassion:** We understand that the decision to take out a reverse mortgage is a significant one, and we're here to provide guidance without pressure. Our process is client-focused, ensuring that you feel comfortable, informed, and supported every step of the way.

- **No obligation consultations:** We offer no-obligation consultations, so you can explore your options and ask questions without feeling pressured to commit.

We're here to make sure you have all the information you need to make a confident, informed decision.

Our mission is simple: to help older Australians live well in their retirement by accessing the wealth they've built in their homes.

Whether you're looking to refinance, consolidate debt, top up your income, or fund home improvements, we're here to guide you through the process.



General Disclaimer

The information provided is correct to the best of our knowledge, but no warranty as to accuracy is given and each person or organisation should not act on the basis of its contents without taking appropriate advice.

The information in this guide is general in nature and has been prepared without taking into account the needs, objectives, or financial situation of any particular individual. Individuals should consider their own circumstances and, if necessary, seek professional advice.

All reverse mortgage products are subject to the terms, conditions and approval of the providers and fees and charges apply.

Please note that while the information set out in this guide is considered to be true and correct at the date of publication (08/02/2025), changes in circumstances after the time of publication may impact on the accuracy of information.

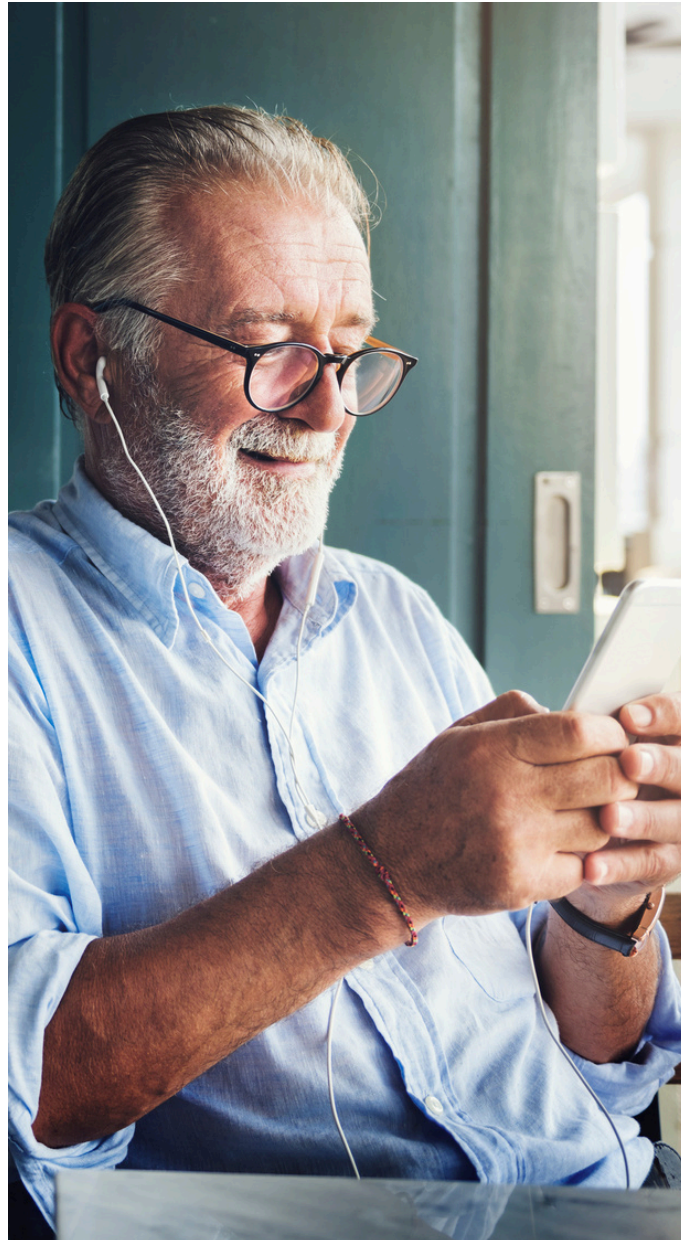
Contact Us

If you like any further information, or would like to discuss your situation, we'd be delighted to help.

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Alternatively, you can check your eligibility in minutes using our [online reverse mortgage calculator](#).



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