

A SEATTLE HOMEOWNER'S GUIDE

Your Home Can Help

How the equity you've already built can ease the rising cost of retirement — for Seattle-area homeowners 62+.

Presented by **Christopher Gibson**

Gibson Home Loans · C2 Financial · NMLS #1910430 · Serving West Seattle and the greater Puget Sound

For educational purposes only. Not tax, legal, or financial advice. Not from HUD/FHA; not approved by any government agency. A reverse mortgage (HECM) is a loan; you remain responsible for property taxes, insurance, and upkeep. Equal Housing Opportunity.

THE COST-OF-LIVING SQUEEZE

After a lifetime of work — will it actually be enough?

Most people I meet in Seattle did everything right. They worked, they saved, they paid down the house. And yet retirement today asks more of that savings than it ever has.

Three forces are squeezing at once:

4 in 10

U.S. adults aren't confident they'll have enough money to last through retirement — and 57% of lower-income households feel that same uncertainty.

Pew Research Center, 2025

~20%

of Social Security's buying power has been lost since 2010 (about 40% since 2000). Rule of 72: at 4% inflation, your cost of living doubles roughly every 18 years.

The Senior Citizens League

1 in 7

retirees have no income at all besides their Social Security check, and 4 in 10 rely on it for the majority of their retirement income. It was never designed to carry a whole retirement.

Social Security Administration

More afraid of running out of money than of death

67%

of Americans are more afraid of running out of money than they are of death — a record high, up from 57% in 2022.

Allianz Life 2026 Annual Retirement Study

Here is the part that gets me: most of those same people are sitting on a lifetime of home equity — often their single largest asset — that they've been taught to never, ever touch. This guide is about looking honestly at that idea.

FROM THE SQUEEZE TO THE SOLUTION

What wealth really is

Wealth isn't a big pile of money. It's having **enough** — for today, for as long as you live, and for the people you leave behind. Your home can strengthen all three.

1. Enough for today CASH FLOW Cover the bills and live comfortably every month — without the stress of a payment.	2. Enough to last LONGEVITY Money that doesn't run out — for as long as you live, whatever comes up.	3. Enough to leave LEGACY Something for the people you love — a home and an estate, passed on wisely.
---	--	---

THE THREE BUCKETS

Where does retirement money come from?

When the paycheck stops, most people picture only two buckets. There's a third — and it's often the biggest.

Income STOPS AT RETIREMENT Your paycheck. It covers everyday life — until the day the job goes away.	Assets YOU DRAW THESE DOWN 401(k), IRA, Social Security, savings. You spend these down over time.	Home Equity THE FORGOTTEN BUCKET The money in your home — often the largest bucket of all, and the one most people never touch.
--	---	---

THE LOCAL PICTURE

Reverse mortgages in Seattle: why it matters here

Seattle's long run-up in home prices is exactly why that third bucket is so full for longtime owners. A few numbers worth knowing:

\$856K	\$1,249,125
Typical Seattle home value — years of built-up equity	2026 FHA HECM lending limit — homes above it may fit a jumbo program
\$875K	5.0★ / 28
Typical King County home value	Christopher's Google rating across client reviews

Home values: Zillow, mid-2026. HECM limit: HUD/FHA 2026. Figures change — ask me for today's numbers on your home.

One Washington detail:

Washington requires independent, HUD-approved counseling before you can close. It's a consumer protection, usually low-cost or free, and I'll point you to approved King County counselors so it never slows you down.

Reverse mortgage myths vs. facts

THE MYTH	THE TRUTH
"The bank will own your home."	You keep the title. It's always your home — live there, sell, or move whenever you want.
"You could owe more than it's worth and burden your kids."	Non-recourse & FHA-insured — you and your heirs can never owe more than the home is worth.
"You're forced to make a monthly payment."	Payments are voluntary — you get a statement, not a bill.
"It's a shady last resort."	A government program — created by Congress, signed into law in 1988, FHA-insured and HUD-regulated.

You keep your home as long as you live there and stay current on property taxes, insurance, and upkeep. A reverse mortgage is a loan; interest accrues on the balance.

YOUR OPTIONS

Three ways to access your home equity

Sell & Move OPTION 1 Downsize or rent and cash out — but selling costs about 10% in commissions and moving, and it means leaving the home you love.	HELOC / Home Equity Loan OPTION 2 Borrow against the home — but monthly repayments are required, and the bank can cut or freeze the line, often right when you need it.	Reverse Mortgage (HECM) OPTION 3 For homeowners 62+. Stay in your home, no required monthly payment, draw funds your way — and it's FHA-insured.
---	---	--

THE BASICS

Who qualifies?

To qualify for an FHA-insured HECM, you must:

Be **62 or older** (or have a spouse who is).

Live in the home as your **primary residence** and plan to keep living there.

Keep up the home's basic obligations — property taxes, homeowners insurance, any HOA dues, and upkeep.

Some proprietary programs start at age 55. This material has not been reviewed or approved by HUD, FHA, or any government agency.

HOW YOU GET IT

Ways to receive your money

Lump sum AT CLOSING All available funds at closing — the one option on fixed-rate loans.	Line of credit DRAW AS NEEDED Draw when you want, and the unused portion can grow over time.	Monthly payments STEADY INCOME Equal payments for life (tenure) or for a set period (term).
--	--	---

Or **any combination** — mix and match, and you can change how you receive it later. Borrowers who choose a fixed rate receive a single lump-sum disbursement; the other options are available on adjustable-rate loans.

REAL-WORLD USES

Common ways people use it

Erase your mortgage payment Free up hundreds — or thousands — every month.	Add monthly income A steady check for as long as you live in the home.
Wipe out high-interest debt Pay off credit cards and other balances.	Improve or adapt your home Repairs, upgrades, or aging-in-place changes.
Cover healthcare costs In-home care, medical bills, or long-term care.	A standby line of credit A safety net that grows until you need it.
Delay Social Security Bridge income now for a bigger benefit later.	Buy or right-size a home Purchase your next home with a HECM for Purchase.

Individual situations vary. Educational purposes only — not a recommendation of any specific use.

WHAT WE SEE MOST OFTEN

The two biggest mistakes we see

1. Draining savings while the home sits untouched.

Spending more than about 4% of your investments a year — while saving home equity for “last” — is how a solid nest egg gets drained. Used early, your home takes the pressure off so your investments can keep growing.

2. Waiting until you’re already behind.

Late bills, missed housing payments, and credit-card debt — then looking into a reverse mortgage. By the time you’re in trouble, it can be harder to qualify.

The point

Set it up early — while you still qualify — and only draw on it when you need it.

The “4% rule” is a planning benchmark introduced by William Bengen in 1994, not a guarantee.

A REAL EXAMPLE

How it helped my mom

BEFORE

Still making a mortgage payment. To cover it plus rising costs, she was pulling about \$1,000 more from her IRA every month than she wanted to.

AFTER

Mortgage payment — gone. We set up a reverse mortgage and eliminated it. Now she draws about \$1,000 less from her IRA each month — and that money stays invested.

\$1,000 a month back in her pocket — and her savings last longer. A real client example; individual results vary and are not a guarantee.

A REAL EXAMPLE

When the advisor recommends it

A client of mine — and her financial advisor — both knew she didn't have quite enough saved to feel secure. Her advisor's idea: a reverse mortgage, to lift the mortgage payment off her monthly expenses. The result — she draws less from savings now, so her portfolio can keep growing as long as possible. **Even her advisor saw it: use the home to protect the portfolio.**

Client details anonymized. Individual results vary and are not a guarantee.

What does it really cost?

THE KNOWN COST

The reverse mortgage

- The same closing costs as any loan.
- Plus FHA mortgage insurance — the premium that makes it non-recourse, so you never owe more than the home is worth.
- Disclosed up front, in writing.

THE HIDDEN COST

Doing nothing — or draining savings

- Money you spend from savings can never grow back.
- A big IRA withdrawal can mean more taxes, a higher bracket, even higher Medicare premiums.
- The mental and physical toll of financial stress.

The reverse mortgage's cost is known and on paper. The cost of doing nothing is hidden — and often bigger. FHA mortgage insurance includes an upfront premium (currently 2% of the home's value) plus an annual premium; total costs vary by loan. Educational purposes only — not tax advice.

Let's look at your situation — together

A free, no-obligation conversation. We'll map out your buckets and see whether this is a fit for you — no pressure, just answers.

Christopher Gibson · Gibson Home Loans / C2 Financial

720-449-6622 | cell 206-890-6132

C@ChrisRayGibson.com | GibsonHomeLoans.com

NMLS #1910430 · Serving West Seattle, Burien, Tukwila, Renton, and the greater Puget Sound

For educational purposes only. Not tax, legal, or financial advice. This material has not been reviewed, approved, or issued by HUD, FHA, or any government agency, and is not affiliated with or acting on behalf of HUD/FHA. A reverse mortgage (HECM) is a loan; you remain responsible for property taxes, insurance, and upkeep. Christopher Gibson, Gibson Home Loans / C2 Financial, NMLS #1910430; C2 Financial Corporation, NMLS #135622. Equal Housing Opportunity.