

What About Bob?

Help your clients keep their loved ones in a familiar place (home) so that relocation can be postponed. Here's how...

If your law practice involves families with folks in transitional times (towards the later years of their life) or people with special needs that require a lot of medical or other attention, you know that this is can be "delicate" topic.

We've always taken the position of paying gratitude forward, especially for those who have done so much for us in the past. It may be difficult for you to watch a long-term client or their family member require higher and higher levels of attention. And the tricky thing is figuring out...

Ways to keep them in a familiar setting

One of the biggest challenges is keeping the living space familiar until the move is absolutely required. For individuals with dementia or other issues that make familiarity a problem, relocating is preferably delayed (when in-home care is available).

It may be possible to use the equity in the residential property

held in an irrevocable trust or a conservatorship. They may fund future care this way, thereby avoiding the distribution or otherwise liquidation and sale of the property.

A few families are able to do this with conventional financing, if the property is held in the name of an individual who qualifies for a bank-type loan. Often this is not the case. And the same may be possible with a reverse mortgage in some circumstances. Just know that reverse mortgage lenders now have a higher level of criteria including: the ability to pay the taxes, the insurance and the ability to maintain the property. That's not always practical for some seniors with special cares. So, we created...

Little-Known Ways of Structuring Equity-Based Loans & Fiduciary Mortgages

It's often unadvisable is to make a long-term plan (meaning more than 24 up to 60 months) when so many

"It's always better to be SEEN than VIEWED!"

health factors can change during that time. We found a ways for one family and structured a five-year loan in order to complete a special needs trust. In another case, we created structured financing for a testamentary trust that was administered by a professional fiduciary who had also acted as administrator CTA (with will annexed).

When you're ready...

Call me at (800) 779-2552. Your executor, administrator and trustee clients and their families can watch videos and download reports on our website: **CloseProbate.com**.



"Property can be distributed and kept in the family just for now... or forever. CloseProbateSM Fiduciary Mortgages are equity-based and non-recourse"

Call me directly to discuss these (and other) property issues:

- Exigent & Urgent
- Creditors, Claims & Back Taxes
- Title or Dispute Workouts
- Elders or Relocation Challenges
- Buyouts & Parent > Child Transfers

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RICK'S RANTS: *"In the spirit of gratitude, we are donating 100% of our November loan fees to charity... The Midnight Mission and Good Deeds Foundation Both 501c (3) organizations provide support to end homelessness in California.*

Here's your **CLOSEPROBATE** Network Letter

WE MAKE LOANS TO THE PEOPLE IN CHARGE OF CASH-POOR ESTATES AND TRUSTS IN CALIFORNIA.

Contact us when your client requires liquidity without selling or you wish to "brainstorm" financial and other solutions.

(800) 779-2552



Here are (3) ways I can help you CloseProbateSM

- 1. Borrow on your probate or trust real estate**
- 2. TheGordianKnotShow.com (podcast)**
- 3. CALL RICK - Get guidance and resources**

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