



Exhibit 1
Home Equity Conversion Adjustable Rate Mortgage
Payment Plan

Date of Payment Plan: 7/20/2017
 FHA Case Number: 387-3477869-962
 Name of Lender: American Advisors Group
 Name of Borrower(s) and Eligible Non-Borrowing Spouse(s):
 George Jones

Loan #: 9544385
 Birthdate(s):
 7/3/1934

First 12-Month Disbursement Period Expiration Date: 7/19/2018
 Expected Average Mortgage Interest Rate: 5.060%
 Was the Expected Average Mortgage Interest Rate locked? Yes No
 Date used to determine the Index to calculate the Expected Average Mortgage Interest Rate:
 Provide the Initial Mortgage Interest (Accrual) Rate: 4.600%
 Provide the Margin: 2.860%

Borrower's Designation (only one may be checked):

- 60% of Principal Limit; or
 Mandatory Obligations, plus 10% of Principal Limit

Initial Mortgage Proceeds Available at Closing:

1. Principal Limit	<u>\$96,162.00</u>
10% of PL	\$9,616.20
50% of PL	\$48,081.00
60% of PL	\$57,697.20
2. Additional 10% of Principal Limit Usage:	<u>\$0.00</u>
3. Initial Disbursement Limit	<u>\$57,697.20</u>

Deductions:

4. Initial MIP	<u>\$705.00</u>
5. Other Closing Costs	<u>2,458.08</u>
6. Discharge of Liens/HECM for Purchase Price	<u>\$7,107.22</u>
7. Contract Sales Price	<u>\$0.00</u>
8. Repair Set Aside	<u>\$0.00</u>
9. First Year Property Charge Set Aside Disbursements:	<u>\$0.00</u>
10. First Year Life Expectancy Set Aside Disbursements:	<u>\$1,938.08</u>
11. Mandatory Obligations Total (Lines 4+5+6+7+8+9+10)	<u>\$12,208.38</u>



12. Servicing Fee Set Aside \$8.00
 13. Net Life Expectancy Set Aside or Amount withheld under
 Voluntary Election, Section 206.205 \$11,263.71

Check One:

Required Fully-Funded Required Partially-Funded
 Voluntary Fully-Funded Voluntary Election (Sec. 206.205)
 None

14. Initial Loan Advance to Borrower: \$45,488.82
 15. Cash from Borrower: (\$0.00)
 16. Cash from Lender: (\$0.00)
 17. Total Deductions [(Lines 11+12+13+14) - (Lines 15+16)] \$68,960.91

Post Closing First Year Funds:

18. Net Initial Disbursement Limit [(Lines 3 - 11 - 14) + (15+16)] \$0.00
 Estimated Funds Upon Expiration of First 12-Month Disbursement Period:
 19. Net Principal Limit (Lines 1 - 3 - 12 - 13) 27,201.89

Designation of Funds:

20. Amount Available for Line of Credit \$0.00
 21. Outstanding Balance N/A
 22. Amount Available for Monthly Payments \$8.00

Scheduled Payments (only one - term or tenure):

23. Term (Remaining) Years Months
 24. Tenure
 25. Monthly Payment (Total) _____
 26. Monthly Withholding (T&I) _____
 27. Net Monthly Payment (Lines 25 - 26) _____

(For graduated monthly payments from a line of credit, see attached schedule.)

By signing below, the Borrower(s) agree(s) that this document accurately describes the principal features of the current payment plan chosen by the Borrower(s).

George Jones
 George Jones

7-20-17
 Date