"Increasing the Sustainable Withdrawal Rate Using the Standby Reverse Mortgage", Harold Evensky, John Salter and Shaun Pfeiffer investigate maximum real sustainable withdrawal rates (SWRs) for retirement plans that incorporate the use of standby reverse mortgages (SRMs). The SWR is defined as the maximum real withdrawal rate with a minimum 90 percent plan survival rate for a 30-year retirement horizon. The SRM evaluated in this study is a Home Equity Conversion Mortgage (HECM) reverse mortgage line of credit that is established at the beginning of retirement and is used for retirement income during bear markets. Results pertaining to the low interest rate and current lending environment indicate that a 5.0 percent SWR is attainable for the SRM strategy when home equity is at least 50 percent of the IP at retirement.

"Reversing Conventional Wisdom: Using Home Equity to Supplement Retirement Income", Barry and Stephen Sacks speak about their patented "Active Strategy" for retirement. This article demonstrates a much more effective way to use home equity (in the form of a reverse mortgage credit line) than to use it as a last resort. Establishing the reverse mortgage credit line **early in retirement**, and using it in the active strategy described in the article, greatly increases the likelihood that the retiree's cash flow will continue for the retiree's entire life, as compared with the likelihood of cash flow continuation if the last resort strategy is used.

"Standby Reverse Mortgages: A Risk Management Tool for Retirement Distributions": Harold Evensky, John Salter and Shaun Pfeiffer consider using a HECM Reverse Mortgage as a risk management tool-NOT a debt or credit strategy-in conjunction with a two-bucket investment strategy in order to increase the probability a client will be able to meet predetermined retirement goals. The study found the SRM strategy improves portfolio survival rates.

"The 6% Rule" Gerald Wagner, President Ibis Software, with a Ph.D. in Economics from Harvard University, completed his thesis titled *"Portfolio Construction and Diversification"* under John Litner (one of the founders of Modern Portfolio Theory) and has recently completed an article entitled *"The 6% Rule"*, where he discusses using HECM as a Portfolio Supplement that can allow for materially higher spending in retirement and a higher net worth after 15 years of the HECM use.

InvestmentNews
The Leading News Source for Financial Advisers ***"Reverse Mortgages Should be First Resort for Advisers"***, "Twenty-two years after they were introduced by the Department of Housing and Urban Development, Reverse Mortgages still aren't being used by most financial advisers as the viable retirement income vehicle that they can be....shunned as being too expensive...the Reverse Mortgage typically is considered a "last resort" by advisers. But...Reverse Mortgages should probably be an adviser's first resort. In fact, there are many times when a Reverse Mortgage can be the best way to stretch a retirement portfolio."

WSJ ***"Advisors Reverse Thinking on Reverse Mortgages"***, Using home to help with your nest egg is becoming a more common way to round out a financial plan during retirement. For many, the biggest financial asset many retirees have is their home. Reverse mortgages have long been an option. However, until recently, the high upfront costs, poor disclosure and dodgy sales pitches made them an option that many advisers avoided. Now, more financial planners are adding them to their tool kit. Primarily, they're using them as a way to provide a steady stream of tax-free income that can last the rest of a retiree's life. They can also be used as a way to provide a cushion against a big, but temporary, drop in the markets.

"How to Turn Your Home into a Pension", While not actively marketed by many lenders, the tenure payment offered as one of the options in the Home Equity Conversion Mortgage can serve as a possible solution to retirees facing cash flow hardships, US News reports, "The prospect is attractive because most surveys project baby boomers will face serious financial shortfalls in their retirement years," U.S. News writes. "Accessing home equity in a safe and predictable way is often held out as one of the few ways consumers can add additional income in their retirement years.