

HECM Lenders (FHA Approved Only)

Industry Overview

HECMs Endorsed through January 2020

Next Release Date: Week 1 of March

Endorsement Growth Change

59.2 %

Competition Growth

95.5 %

Active Lender Change

84

Figures above reflect change from prior month

PERFORMANCE

Rank/Region		02/19	03/19	04/19	05/19	06/19	07/19	08/19	09/19	10/19	11/19	12/19	01/20	Trend
1	Pacific/Hawaii	962	783	845	738	791	763	711	791	967	849	839	1,274	▲
2	Southeast/Caribbean	697	464	546	545	501	463	413	393	570	550	402	650	▲
3	Rocky Mountain	530	240	296	244	208	287	234	213	313	297	250	397	▲
4	Southwest	516	277	290	237	197	299	205	204	314	268	248	294	▲
5	Northwest/Alaska	259	187	224	182	212	244	198	223	288	229	217	375	▲
6	Midwest	299	167	173	213	162	213	174	183	235	197	151	253	▲
7	Mid-Atlantic	262	167	186	214	158	170	144	169	211	160	110	249	▲
8	New York/New Jersey	259	171	198	176	166	161	131	125	215	153	123	229	▲
9	New England	120	78	91	88	109	102	81	78	124	83	74	142	▲
10	Great Plains	98	39	52	60	42	52	50	41	59	56	47	56	▲
Total		4,002	2,573	2,901	2,697	2,546	2,754	2,341	2,420	3,296	2,842	2,461	3,919	▲

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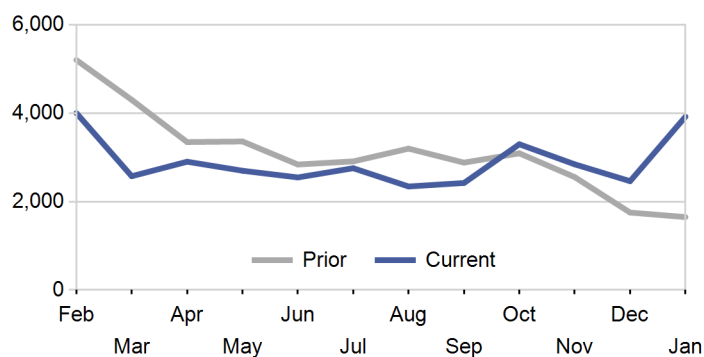
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Competition

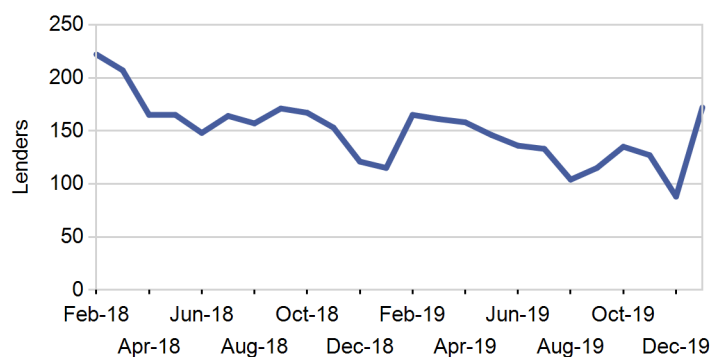
Top 10 Lenders

Rank / Lender	02/19	03/19	04/19	05/19	06/19	07/19	08/19	09/19	10/19	11/19	12/19	01/20	Total	Trend
1 AMERICAN ADVISORS GROUP	1,126	747	827	853	806	944	668	791	1,277	1,086	890	1,141	11,156	▲
2 ONE REVERSE MORTGAGE LLC	352	213	247	238	216	240	249	185	284	204	162	164	2,754	▲
3 REVERSE MORTGAGE FUNDING LLC	234	174	208	191	177	219	222	221	226	188	303	361	2,724	▲
4 FINANCE OF AMERICA REVERSE LLC	455	193	209	176	214	236	181	196	195	227	181	220	2,683	▲
5 SYNERGY ONE LENDING INC	209	135	162	178	145	177	180	164	217	197	204	197	2,165	▼
6 LIBERTY HOME EQUITY SOLUTIONS INC	146	145	222	178	127	139	48	101	131	103	2	475	1,817	▲
7 FAIRWAY INDEPENDENT MORTGAGE CORPORATION	122	79	89	70	98	112	98	99	103	76	48	93	1,087	▲
8 OPEN MORTGAGE LLC	73	47	40	27	30	45	66	52	108	78	88	187	841	▲
9 LONGBRIDGE FINANCIAL LLC	65	43	56	68	62	50	68	79	54	46	36	117	744	▲
10 HIGHTECHLENDING INC	98	57	52	35	59	28	76	39	65	49	71	66	695	▼
Top 10 SubTotal	2,880	1,833	2,112	2,014	1,934	2,190	1,856	1,927	2,660	2,254	1,985	3,021	26,666	▼
Industry Total	4,002	2,573	2,901	2,697	2,546	2,754	2,341	2,420	3,296	2,842	2,461	3,919	34,752	▲

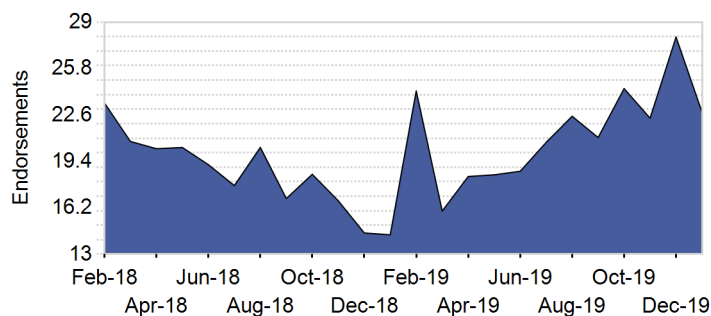
Endorsement Volume



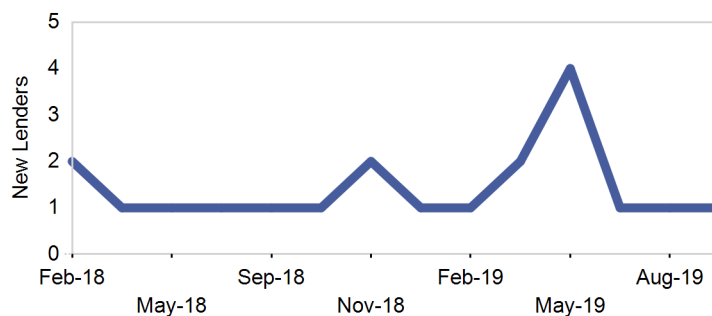
Active Lenders



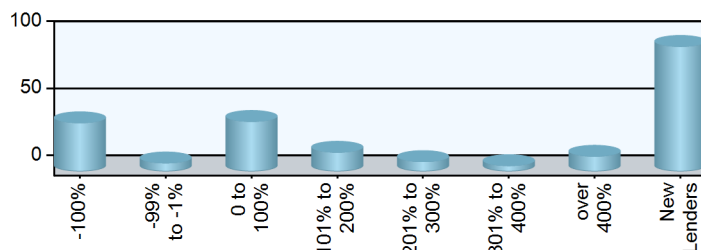
Endorsements per Lender



New Lenders by Month

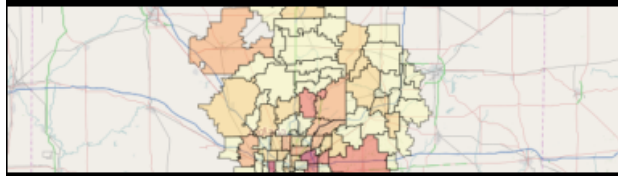


Lender Distribution by YTD Growth Rate



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Market Performance

Market	YTD Volume 2020	YTD Volume 2019	Chg %	Active Lenders 2020	Active Lenders 2019	Chg %	Volume / Lender 2020	Volume / Lender 2019	Chg %
Great Plains									
KANSAS CITY	16	2	700.0 %	6	2	200.0 %	2.7	1.0	166.7 %
ST. LOUIS	14	2	600.0 %	9	2	350.0 %	1.6	1.0	55.6 %
DES MOINES	11	2	450.0 %	4	2	100.0 %	2.8	1.0	175.0 %
TOPEKA	10	0		3	0	Infinity	3.3		Infinity
OMAHA	5	2	150.0 %	3	1	200.0 %	1.7	2.0	-16.7 %
Region Total	56	8	600.0 %	15	7	114.3 %	3.7	1.1	226.7 %
Mid-Atlantic									
RICHMOND	73	40	82.5 %	17	12	41.7 %	4.3	3.3	28.8 %
PHILADELPHIA	72	39	84.6 %	21	10	110.0 %	3.4	3.9	-12.1 %
WASH. D.C.	48	22	118.2 %	12	8	50.0 %	4.0	2.8	45.5 %
BALTIMORE	26	24	8.3 %	12	7	71.4 %	2.2	3.4	-36.8 %
WILMINGTON	14	5	180.0 %	5	3	66.7 %	2.8	1.7	68.0 %
PITTSBURGH	12	10	20.0 %	4	4	0.0 %	3.0	2.5	20.0 %
CHARLESTON	4	8	-50.0 %	3	4	-25.0 %	1.3	2.0	-33.3 %
Region Total	249	148	68.2 %	34	22	54.5 %	7.3	6.7	8.9 %
Midwest									
CHICAGO	55	20	175.0 %	21	9	133.3 %	2.6	2.2	17.9 %
INDIANAPOLIS	38	14	171.4 %	10	8	25.0 %	3.8	1.8	117.1 %
COLUMBUS	31	19	63.2 %	8	7	14.3 %	3.9	2.7	42.8 %
MILWAUKEE	27	2	1,250.0 %	12	2	500.0 %	2.3	1.0	125.0 %
MINN. ST. PAUL	27	8	237.5 %	9	5	80.0 %	3.0	1.6	87.5 %
GRAND RAPIDS	21	6	250.0 %	7	1	600.0 %	3.0	6.0	-50.0 %
CLEVELAND	19	11	72.7 %	4	8	-50.0 %	4.8	1.4	245.5 %
DETROIT	18	14	28.6 %	8	5	60.0 %	2.3	2.8	-19.6 %
SPRINGFIELD	8	6	33.3 %	3	3	0.0 %	2.7	2.0	33.3 %
CINCINNATI	6	9	-33.3 %	4	4	0.0 %	1.5	2.3	-33.3 %
FLINT	3	3	0.0 %	3	1	200.0 %	1.0	3.0	-66.7 %
Region Total	253	112	125.9 %	35	23	52.2 %	7.2	4.9	48.4 %
New England									
BOSTON	79	23	243.5 %	14	7	100.0 %	5.6	3.3	71.7 %
HARTFORD	30	29	3.4 %	10	9	11.1 %	3.0	3.2	-6.9 %
MANCHESTER	11	3	266.7 %	4	2	100.0 %	2.8	1.5	83.3 %
PROVIDENCE	11	5	120.0 %	6	3	100.0 %	1.8	1.7	10.0 %
BURLINGTON	7	4	75.0 %	3	4	-25.0 %	2.3	1.0	133.3 %
BANGOR	4	6	-33.3 %	2	4	-50.0 %	2.0	1.5	33.3 %
Region Total	142	70	102.9 %	22	15	46.7 %	6.5	4.7	38.3 %
New York/New Jersey									
NEW YORK	107	46	132.6 %	24	15	60.0 %	4.5	3.1	45.4 %
NEWARK	59	23	156.5 %	23	13	76.9 %	2.6	1.8	45.0 %
CAMDEN	37	11	236.4 %	14	5	180.0 %	2.6	2.2	20.1 %
ALBANY	13	9	44.4 %	7	3	133.3 %	1.9	3.0	-38.1 %
BUFFALO	13	8	62.5 %	4	5	-20.0 %	3.3	1.6	103.1 %
Region Total	229	97	136.1 %	41	24	70.8 %	5.6	4.0	38.2 %
Northwest/Alaska									
SEATTLE	143	64	123.4 %	30	19	57.9 %	4.8	3.4	41.5 %
PORTLAND	114	55	107.3 %	20	17	17.6 %	5.7	3.2	76.2 %
BOISE	91	22	313.6 %	19	13	46.2 %	4.8	1.7	183.0 %
SPOKANE	22	14	57.1 %	11	8	37.5 %	2.0	1.8	14.3 %
ANCHORAGE	5	3	66.7 %	3	2	50.0 %	1.7	1.5	11.1 %
Region Total	375	158	137.3 %	38	30	26.7 %	9.9	5.3	87.4 %
Pacific/Hawaii									
LOS ANGELES	303	135	124.4 %	34	26	30.8 %	8.9	5.2	71.6 %

Market	YTD Volume 2020	YTD Volume 2019	Chg %	Active Lenders 2020	Active Lenders 2019	Chg %	Volume / Lender 2020	Volume / Lender 2019	Chg %
SANTA ANA	224	92	143.5 %	30	24	25.0 %	7.5	3.8	94.8 %
PHOENIX	204	96	112.5 %	31	27	14.8 %	6.6	3.6	85.1 %
SAN FRANCISCO	165	81	103.7 %	25	25	0.0 %	6.6	3.2	103.7 %
SACRAMENTO	118	50	136.0 %	19	20	-5.0 %	6.2	2.5	148.4 %
SAN DIEGO	93	34	173.5 %	21	16	31.3 %	4.4	2.1	108.4 %
LAS VEGAS	66	36	83.3 %	22	14	57.1 %	3.0	2.6	16.7 %
FRESNO	44	27	63.0 %	11	10	10.0 %	4.0	2.7	48.1 %
TUCSON	26	5	420.0 %	10	5	100.0 %	2.6	1.0	160.0 %
RENO	23	13	76.9 %	11	5	120.0 %	2.1	2.6	-19.6 %
HONOLULU	8	12	-33.3 %	6	6	0.0 %	1.3	2.0	-33.3 %
Region Total	1,274	581	119.3 %	69	59	16.9 %	18.5	9.8	87.5 %
Rocky Mountain									
DENVER	253	41	517.1 %	33	14	135.7 %	7.7	2.9	161.8 %
SALT LAKE CITY	109	24	354.2 %	27	9	200.0 %	4.0	2.7	51.4 %
HELENA	20	3	566.7 %	9	3	200.0 %	2.2	1.0	122.2 %
CASPER	9	0		5	0	Infinity	1.8		Infinity
FARGO	3	1	200.0 %	2	1	100.0 %	1.5	1.0	50.0 %
SIOUX FALLS	3	0		2	0	Infinity	1.5		Infinity
Region Total	397	69	475.4 %	48	20	140.0 %	8.3	3.5	139.7 %
Southeast/Caribbean									
MIAMI	120	67	79.1 %	30	20	50.0 %	4.0	3.4	19.4 %
GREENSBORO	91	39	133.3 %	19	12	58.3 %	4.8	3.3	47.4 %
TAMPA	84	34	147.1 %	22	11	100.0 %	3.8	3.1	23.5 %
ATLANTA	72	42	71.4 %	12	11	9.1 %	6.0	3.8	57.1 %
ORLANDO	70	40	75.0 %	19	14	35.7 %	3.7	2.9	28.9 %
COLUMBIA	53	25	112.0 %	16	14	14.3 %	3.3	1.8	85.5 %
JACKSONVILLE	50	21	138.1 %	14	9	55.6 %	3.6	2.3	53.1 %
BIRMINGHAM	34	20	70.0 %	10	10	0.0 %	3.4	2.0	70.0 %
KNOXVILLE	26	15	73.3 %	7	7	0.0 %	3.7	2.1	73.3 %
NASHVILLE	20	17	17.6 %	11	6	83.3 %	1.8	2.8	-35.8 %
LOUISVILLE	15	4	275.0 %	4	3	33.3 %	3.8	1.3	181.3 %
JACKSON	8	5	60.0 %	2	3	-33.3 %	4.0	1.7	140.0 %
MEMPHIS	5	1	400.0 %	4	1	300.0 %	1.3	1.0	25.0 %
CARIBBEAN	2	2	0.0 %	2	2	0.0 %	1.0	1.0	0.0 %
Region Total	650	332	95.8 %	57	37	54.1 %	11.4	9.0	27.1 %
Southwest									
DALLAS	56	13	330.8 %	18	10	80.0 %	3.1	1.3	139.3 %
HOUSTON	54	17	217.6 %	15	8	87.5 %	3.6	2.1	69.4 %
FT. WORTH	46	15	206.7 %	15	8	87.5 %	3.1	1.9	63.6 %
SAN ANTONIO	39	12	225.0 %	13	7	85.7 %	3.0	1.7	75.0 %
ALBUQUERQUE	22	7	214.3 %	10	5	100.0 %	2.2	1.4	57.1 %
NEW ORLEANS	21	3	600.0 %	10	2	400.0 %	2.1	1.5	40.0 %
LITTLE ROCK	16	3	433.3 %	6	3	100.0 %	2.7	1.0	166.7 %
TULSA	13	0		6	0	Infinity	2.2		Infinity
OKLAHOMA CITY	11	2	450.0 %	4	2	100.0 %	2.8	1.0	175.0 %
LUBBOCK	9	2	350.0 %	3	1	200.0 %	3.0	2.0	50.0 %
SHREVEPORT	7	0		3	0	Infinity	2.3		Infinity
Region Total	294	74	297.3 %	38	22	72.7 %	7.7	3.4	130.0 %
Grand Total	3,919	1,649	137.7 %	172	115	49.6 %	22.8	14.3	58.9 %

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Top 100 Lenders - Year to Date

Rank	Lender	Vol 2020	Vol 2019	Chg %	Mkt Share 2020	Mkt Share 2019	Chg %	Top State
1	AMERICAN ADVISORS GROUP	1141	593	92 %	29.1 %	36.0 %	-19 %	CA
2	LIBERTY HOME EQUITY SOLU	475	101	370 %	12.1 %	6.1 %	98 %	CA
3	REVERSE MORTGAGE FUNDING	361	141	156 %	9.2 %	8.6 %	8 %	CA
4	FINANCE OF AMERICA REVER	220	48	358 %	5.6 %	2.9 %	93 %	CA
5	SYNERGY ONE LENDING INC	197	108	82 %	5.0 %	6.5 %	-23 %	CA
6	OPEN MORTGAGE LLC	187	27	593 %	4.8 %	1.6 %	191 %	CA
7	ONE REVERSE MORTGAGE LLC	164	74	122 %	4.2 %	4.5 %	-7 %	CA
8	LONGBRIDGE FINANCIAL LLC	117	28	318 %	3.0 %	1.7 %	76 %	FL
9	FAIRWAY INDEPENDENT MORT	93	36	158 %	2.4 %	2.2 %	9 %	AZ
10	HIGHTECHLENDING INC	66	49	35 %	1.7 %	3.0 %	-43 %	CA
11	FINANCE OF AMERICA MORTG	58	2	2,800 %	1.5 %	0.1 %	1,120 %	CA
12	ADVISORS MORTGAGE GROUP	46	13	254 %	1.2 %	0.8 %	49 %	CA
13	CHERRY CREEK MORTGAGE CO	45	13	246 %	1.1 %	0.8 %	46 %	CO
14	ALL REVERSE MORTGAGE INC	45	23	96 %	1.1 %	1.4 %	-18 %	CA
15	BROKER SOLUTIONS INC	24	6	300 %	0.6 %	0.4 %	68 %	CA
16	HOMEBRIDGE FINANCIAL SER	24	4	500 %	0.6 %	0.2 %	152 %	CA
17	MCM HOLDINGS INC	23	20	15 %	0.6 %	1.2 %	-52 %	FL
18	PLAZA HOME MORTGAGE INC	22	11	100 %	0.6 %	0.7 %	-16 %	CA
19	NATIONWIDE EQUITIES CORP	22	15	47 %	0.6 %	0.9 %	-38 %	CA
20	GOODLIFE HOME LOANS	19	0		0.5 %	0.0 %		TX
21	SUN AMERICAN MORTGAGE CO	19	3	533 %	0.5 %	0.2 %	166 %	AZ
22	MONEY HOUSE INC	18	8	125 %	0.5 %	0.5 %	-5 %	FL
23	VIP MORTGAGE INC	15	4	275 %	0.4 %	0.2 %	58 %	AZ
24	UNIVERSAL LENDING CORPOR	14	4	250 %	0.4 %	0.2 %	47 %	CO
25	AMERICAN PACIFIC MORTGAG	14	14	0 %	0.4 %	0.8 %	-58 %	CA
26	THE FEDERAL SAVINGS BANK	13	2	550 %	0.3 %	0.1 %	174 %	IL
27	AMERICAN FINANCIAL NETWO	13	1	1,200 %	0.3 %	0.1 %	447 %	FL
28	ALPHA MORTGAGE CORPORATI	13	4	225 %	0.3 %	0.2 %	37 %	NC
29	HOME MORTGAGE ALLIANCE C	12	0		0.3 %	0.0 %		DC
30	MIDWEST LOAN SOLUTIONS I	12	0		0.3 %	0.0 %		CA
31	JET DIRECT FUNDING CORP	11	2	450 %	0.3 %	0.1 %	131 %	FL
32	MAGNOLIA BANK INC	11	4	175 %	0.3 %	0.2 %	16 %	UT
33	MID AMERICA MORTGAGE INC	11	0		0.3 %	0.0 %		CA
34	PREMIER MORTGAGE RESOURC	10	5	100 %	0.3 %	0.3 %	-16 %	ID
35	LEADER ONE FINANCIAL COR	10	0		0.3 %	0.0 %		CO
36	TOTAL MEDIA MANAGEMENT L	10	6	67 %	0.3 %	0.4 %	-30 %	AL
37	LAND-HOME FINANCIAL SERV	10	4	150 %	0.3 %	0.2 %	5 %	CA
38	BANK OF ENGLAND	9	1	800 %	0.2 %	0.1 %	279 %	UT
39	FAMILY FIRST FUNDING LLC	8	3	167 %	0.2 %	0.2 %	12 %	NJ
40	SUN WEST MORTGAGE CO INC	8	7	14 %	0.2 %	0.4 %	-52 %	CA
41	CROSSCOUNTRY MORTGAGE	8	0		0.2 %	0.0 %		FL
42	MORTGAGE MASTER SERVICE	8	3	167 %	0.2 %	0.2 %	12 %	WA
43	INTERCONTINENTAL CAPITAL	8	1	700 %	0.2 %	0.1 %	237 %	NY
44	FIRST FEDERAL SAVINGS BA	7	1	600 %	0.2 %	0.1 %	195 %	ID
45	PARAMOUNT RESIDENTIAL MO	7	4	75 %	0.2 %	0.2 %	-26 %	FL
46	EAST COAST CAPITAL CORP	7	0		0.2 %	0.0 %		MA
47	SALEM FIVE MORTGAGE CO L	7	0		0.2 %	0.0 %		MA
48	QUONTIC BANK FSB	6	8	-25 %	0.2 %	0.5 %	-68 %	NY
49	CMG MORTGAGE INC	6	2	200 %	0.2 %	0.1 %	26 %	CA
50	SIMONICH CORPORATION	6	2	200 %	0.2 %	0.1 %	26 %	CA

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Rank	Lender	Vol 2020	Vol 2019	Chg %	Mkt Share 2020	Mkt Share 2019	Chg %	Top State
51	FIRST ALLIANCE HOME MORT	6	0		0.2 %	0.0 %		NJ
52	SECURITYNATIONAL MORTGAG	6	1	500 %	0.2 %	0.1 %	152 %	UT
53	TOWNEBANK	6	4	50 %	0.2 %	0.2 %	-37 %	VA
54	DIRECTORS MORTGAGE INC	6	0		0.2 %	0.0 %		OR
55	ACADEMY MORTGAGE CORPORA	6	3	100 %	0.2 %	0.2 %	-16 %	UT
56	BAY EQUITY LLC	6	0		0.2 %	0.0 %		AZ
57	PREMIUM SECURITY INC	5	0		0.1 %	0.0 %		CA
58	AMERICA FIRST FEDERAL CR	5	3	67 %	0.1 %	0.2 %	-30 %	UT
59	AMERICAN LIBERTY MORTGAG	5	0		0.1 %	0.0 %		CO
60	BERKSHIRE BANK	5	1	400 %	0.1 %	0.1 %	110 %	MA
61	PRIMARY RESIDENTIAL MORT	5	4	25 %	0.1 %	0.2 %	-47 %	TX
62	SUCCESS MORTGAGE PARTNER	5	0		0.1 %	0.0 %		MI
63	PACIFIC RESIDENTIAL MORT	5	5	0 %	0.1 %	0.3 %	-58 %	OR
64	UNITED NORTHERN MORTGAGE	5	10	-50 %	0.1 %	0.6 %	-79 %	NY
65	EQUITY LOANS LLC	4	0		0.1 %	0.0 %		PA
66	MOHAVE STATE BANK	4	2	100 %	0.1 %	0.1 %	-16 %	AZ
67	ALCOVA MORTGAGE LLC	4	0		0.1 %	0.0 %		VA
68	VISION ONE MORTGAGE	4	1	300 %	0.1 %	0.1 %	68 %	CA
69	SEFCU SERVICES LLC	4	0		0.1 %	0.0 %		NY
70	NORWICH COMMERCIAL GROUP	4	2	100 %	0.1 %	0.1 %	-16 %	MA
71	LOANDEPOTCOM	4	2	100 %	0.1 %	0.1 %	-16 %	OR
72	MANN MORTGAGE LLC	4	2	100 %	0.1 %	0.1 %	-16 %	OR
73	BANK OF UTAH	4	2	100 %	0.1 %	0.1 %	-16 %	UT
74	NATIONWIDE MORTGAGE BANK	3	0		0.1 %	0.0 %		AR
75	MEADOWBROOK FINANCIAL MO	3	1	200 %	0.1 %	0.1 %	26 %	NY
76	EVERGREEN MONEYSOURCE MT	3	1	200 %	0.1 %	0.1 %	26 %	ID
77	ASSURANCE FINANCIAL GROU	3	0		0.1 %	0.0 %		LA
78	SUMMIT FUNDING INC	3	0		0.1 %	0.0 %		CA
79	SIERRA PACIFIC MORTGAGE	3	1	200 %	0.1 %	0.1 %	26 %	OR
80	ABSOLUTE HOME MORTGAGE C	3	0		0.1 %	0.0 %		FL
81	ATLANTIC COAST MORTGAGE	3	1	200 %	0.1 %	0.1 %	26 %	VA
82	HALLMARK HOME MORTGAGE L	3	0		0.1 %	0.0 %		OH
83	MOVEMENT MORTGAGE LLC	3	0		0.1 %	0.0 %		SC
84	CHOICE LENDING CORPORATI	3	0		0.1 %	0.0 %		CA
85	GEORGETOWN MORTGAGE	3	0		0.1 %	0.0 %		TX
86	CONTOUR MORTGAGE CORPORA	2	0		0.1 %	0.0 %		NY
87	SFMC LP	2	0		0.1 %	0.0 %		TX
88	CITYWIDE HOME LOANS	2	0		0.1 %	0.0 %		UT
89	NEVADA MORTGAGE INC	2	1	100 %	0.1 %	0.1 %	-16 %	NV
90	FIRST EQUITY MORTGAGE BA	2	0		0.1 %	0.0 %		FL
91	GOLDWATER BANK NA	2	2	0 %	0.1 %	0.1 %	-58 %	WA
92	AMCAP MORTGAGE LTD	2	1	100 %	0.1 %	0.1 %	-16 %	TX
93	AKT AMERICAN CAPITAL INC	2	2	0 %	0.1 %	0.1 %	-58 %	TX
94	BOND STREET MORTGAGE LLC	2	1	100 %	0.1 %	0.1 %	-16 %	NJ
95	CORNERSTONE MORTGAGE COM	2	1	100 %	0.1 %	0.1 %	-16 %	AZ
96	FLANAGAN STATE BANK	2	0		0.1 %	0.0 %		IL
97	NATIONS LENDING CORP	2	0		0.1 %	0.0 %		OH
98	GOLDENWEST FEDERAL CREDI	2	0		0.1 %	0.0 %		UT
99	TIDEWATER MORTGAGE SERVI	2	0		0.1 %	0.0 %		VA
100	ASPIRE FINANCIAL INC	2	0		0.1 %	0.0 %		TX

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