



Action Plan: Maximize My Home Value

Directions

Use this Action Plan to assess your housing preferences and financial ability to maintain homeownership during retirement. Determine if and how you might use the home you own to supplement your retirement paycheck and what to consider as you outline a strategy to leverage your home equity.

(✓)	Readiness Tasks
	1. I have tentatively decided my target retirement age as _____ and retirement year as _____.
	2. My home will be paid off by my anticipated retirement date. <input type="checkbox"/> Yes <input type="checkbox"/> No
	3. I anticipate that my homeownership expenses will be approximately _____ percent of my anticipated retirement income, which is <u>above</u> / <u>below</u> the 30 percent maximum guideline.
	4. I have identified the personal values and lifestyle preference criteria to consider when making decisions about my housing options and homeownership status in retirement. <div style="display: flex; justify-content: space-around;"> <u>Critical</u> <u>Nice-to-Have</u> <u>Deal-Breaker</u> </div>
	5. I have identified at least two possible factors and/or circumstances that might impact my primary plan for homeownership in retirement, and I have planned contingencies to address these circumstances. (Activity: Change in Plans)
	6. I am aware of the costs and cautions of making a long-term financial commitment in retirement related to home equity loans, home equity lines of credit and a reverse mortgage. I know where to find answers when I have questions about borrowing options.

Resources

- MyRetirementPaycheck.org
- U.S. Department of Housing and Urban Development (HUD), <http://portal.hud.gov>
- Consumer Financial Protection Bureau (CFPB) consumer tools, www.consumerfinance.gov
- Federal Trade Commission (FTC), <https://www.consumer.ftc.gov/topics/home-mortgages>



Activity: Homeowner’s Budget

Directions

Consider your income sources and anticipated housing expenditures during retirement. Use the chart below to estimate the expenses related to housing during retirement. Then compare the total housing expenses to your anticipated available income.

If you have not yet retired, adjust your current expenses to reflect numbers that seem realistic for your situation during retirement.

Homeowner’s Monthly Budget	
Type	Estimated Expense
Mortgage Payment	\$
Homeowners Association (HOA) fees	\$
Homeowners’ Insurance	\$
Property Tax	\$
	\$
	\$
	\$
Total Housing Expenses	\$
Anticipated Gross Income	\$
Housing Expenses Compared to Total Income	%

Guideline: Aim to hold housing expenses to less than 30 percent of income sources.



Activity: Homeownership Trade-offs and Payoffs

Directions

Consider the near-term and long-term financial and nonfinancial trade-offs and payoffs related to a specific type of housing situation, such as downsizing or selling a home to rent. Record the payoffs and trade-offs in the chart below.

Housing Option:		
	Near-Term	Long-Term
Payoffs		
Trade-offs		



Activity: Change in Plans

Directions

What are factors or circumstances that might impact your intended homeownership plan during retirement? Use the mind map displayed below to brainstorm different scenarios that potentially could impact your original housing situation.

Inside each rectangle, list a scenario that might cause you to consider altering your housing situation during retirement.

