



**THE REVERSE  
MORTGAGE SPECIALIST®**

A Subsidiary of IndyMac Bank, F.S.B.

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**Financial Freedom Continues Record Breaking Pace for Loan Originations in 2004**  
*-Nation's Top Reverse Mortgage Lender Increases Market Share-*

Irvine, CA, (February 17, 2005) – Financial Freedom, the nation's largest lender and servicer of reverse mortgages, affirmed its leadership position in the industry by closing a record number of reverse mortgage loan fundings in 2004. Financial Freedom closed 19,850 loans, a 44% increase over the company's loan volume and previous industry record in 2003. The company also funded more than \$1.6 billion in loans, a 75% increase over last year.

Fundings for the month of December set a new all time record. Financial Freedom produced 2,133 loans which was 5% above the company's previous record set in November of 2004.

"These statistics support the ongoing maturation of the industry, namely that a greater number of senior consumers are using reverse mortgages either as a lifestyle enhancement tool or to build a standby cash reserve that they can use at their discretion to pay for future expenses," said Jim Mahoney, CEO of Financial Freedom Senior Funding Corporation.

The surging popularity of reverse mortgages has also helped further increase Financial Freedom's total market share to 51% in units and to 55% in loan proceeds. At the end of

2003, the company's market share stood at 48% and 49% respectively. Financial Freedom currently services more than 52,000 loans. The total contributed to the company servicing the largest loan portfolio in the industry.

Financial Freedom attributes the increase in reverse mortgages to several factors that sparked the tremendous growth. The industry has been vigorously executing an ongoing educational campaign to raise awareness among older homeowners, their boomer children and the various professionals on whom they rely for financial advice. Economically, the combination of low interest rates and peak home values in many parts of the country has been key drivers of growth.

### **About Reverse Mortgages**

A reverse mortgage is a loan that enables homeowners 62 or older to borrow against the equity in their home, without having to sell their home, give up title, or take on a new monthly mortgage payment. Borrowers will never, under any circumstances resulting from the reverse mortgage, be forced to leave their homes providing they make their real estate property tax and insurance payments. The loan proceeds can be used for any purpose, and the loan isn't repaid until the borrower moves out of the home permanently. When the loan is repaid (the repayment amount can't exceed the value of the home), any remaining equity goes to the borrower's heirs/estate. Loan proceeds can be taken out as a line of credit, lump sum payment, fixed monthly payment, or combination.

Reverse mortgages have emerged as a significant financial security tool for senior homeowners because of the broad range of needs these loans can satisfy, such as:

- Debt reduction
- Estate planning
- Gifting
- Healthcare funding
- Lifestyle enhancement

Insured by the federal government through the Federal Housing Administration, an arm of the Department of Housing and Urban Development, the Home Equity Conversion Mortgage or HECM, is the predominant reverse mortgage product in the marketplace. Financial Freedom also provides the only jumbo reverse mortgages, the Cash Account, Zero Point Cash Account and Simply Zero Cash Account, which are designed for homes in excess of \$450,000 in value.

### **About Financial Freedom**

Financial Freedom is a founding member of the National Reverse Mortgage Lenders Association. NRMLA is a nonprofit trade association, based in Washington, DC, whose

mission is to support the continued evolution of reverse mortgages as an important financial option for senior homeowners while educating both its members and consumers about the varied applications of this unique loan. For more information, visit the Financial Freedom Web site at [www.financialfreedom.com](http://www.financialfreedom.com).

Members sign a Code of Conduct pledging to abide by guidelines that assure fair, ethical, and respectful practices in offering and making reverse mortgages to seniors. For more information, visit the NRMLA Web site at [www.reversemortgage.org](http://www.reversemortgage.org).

Financial Freedom Senior Funding Corporation, a Subsidiary of IndyMac Bank, F.S.B., based in Irvine, California, is the largest originator of reverse mortgages in the United States. Financial Freedom originated over \$1.6 billion in loan fundings on \$5.1 billion in home value in reverse mortgages in 2004 and is now the largest servicer of reverse mortgages with a servicing portfolio of approximately 52,000 loans.

The flag logo and “The Reverse Mortgage Specialist,” are Trademarks of Financial Freedom Senior Funding Corporation, Irvine, California.

#### **About IndyMac Bancorp, Inc.**

IndyMac Bancorp, Inc. is the holding company for IndyMac Bank, the largest savings and loan in Los Angeles and the 10<sup>th</sup> largest nationwide (based on assets). Through its hybrid thrift/mortgage bank business model, IndyMac is in the business of designing, manufacturing, and distributing cost-efficient financing for the acquisition, development and improvement of single-family homes. IndyMac also provides financing secured by single-family homes to facilitate consumers’ personal financial goals and strategically invests in single-family mortgage related assets.

IndyMac Bank also offers a wide array of Web-enhanced banking services, including deposits, competitive CD and money market accounts, and online bill payment services. IndyMac Bank is FDIC insured.

For more information about IndyMac and its affiliates, or to subscribe to the Company’s Email Alert feature for notification on Company news and events, please visit our Website at [www.indymacbank.com](http://www.indymacbank.com).

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