

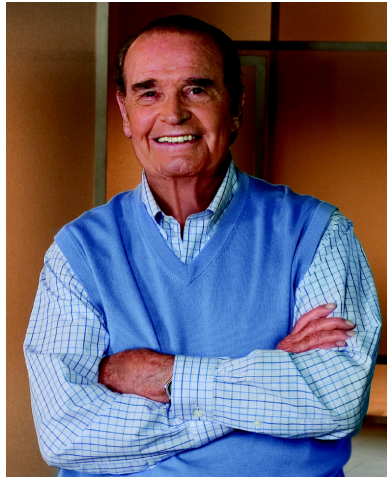


THE REVERSE  
MORTGAGE SPECIALIST®

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

## **FOR IMMEDIATE RELEASE**

### **Emmy Award Winner, James Garner to be National Spokesman for Financial Freedom**



**Irvine, CA, (May 25, 2005)** – Financial Freedom, the nation's largest lender and servicer of reverse mortgages, announces the signing of an exclusive contract with celebrated actor and Emmy award winner James Garner as spokesman for the company and its innovative financial products. Mr. Garner will appear in national print, radio and TV spots.

"We are thrilled to be entering into this partnership with Mr. Garner. His endorsement of Financial Freedom brings elevated credibility and recognition of our company and products," said Jim Mahoney, CEO of Financial Freedom Senior Funding Corporation. "Mr. Garner's celebrity will communicate the reverse mortgage story to a broader audience and on a much greater scale."

Last year Financial Freedom conducted comprehensive research regarding consumer attitudes of reverse mortgages. The results indicated that senior homeowners continue to want education about how a reverse mortgage can help them. Seniors also expressed the

importance of honesty, trust and doing business with a company that respected them as individuals.

Mahoney said, "Based on our research and the input of our valued consumers, Mr. Garner was selected as someone who could represent those values and speak on behalf of our company in a credible and respectful manner."

"After doing my own research, I was very impressed with the opportunity reverse mortgages offer to help seniors with the retirement conundrum as well as the sincerity and professionalism of Financial Freedom," said Mr. Garner.

#### **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 and 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 mortgage, the Cash Account Plan which is designed for homes in excess of \$450,000 in value. The Cash Account Plan offers several options including Simply Zero, Zero Point and the Standard Option. Financial Freedom has also introduced a new feature for its Cash Account Product called Equity Choice.