

Real Estate Products - Rates and Terms as of 10/18/2019

All rates are for 1-4 family owner occupied property



Fixed Rate Mortgages

No Points, No Closing Costs Mortgage Programs- Conventional Loan Limits apply*

Loan Type	Term	Points	Rate as low as	APR**	Monthly Pmt Per \$1000
30 Year Mortgage	360 months	0	4.375%	4.375%	\$ 4.99
20 Year Mortgage	240 months	0	4.250%	4.250%	\$ 6.19
15 Year Mortgage	180 months	0	3.875%	3.875%	\$ 7.33

Conventional Mortgage Programs- Conventional Loan Limits apply

Loan Type	Term	Points	Rate as low as	APR**	Monthly Pmt Per \$1000
30 Year Mortgage	360 months	0	3.875%	3.956%	\$ 4.70
		1	3.625%	3.788%	\$ 4.56
		2	3.375%	3.618%	\$ 4.42
20 Year Mortgage	240 months	0	3.750%	3.863%	\$ 5.93
		1	3.500%	3.727%	\$ 5.80
		2	3.250%	3.591%	\$ 5.67
15 Year Mortgage	180 months	0	3.375%	3.518%	\$ 7.09
10 Year Mortgage	120 months	0	3.250%	3.458%	\$ 9.77
Land Loan	120 months	0	7.250%	7.474%	\$ 11.74

Variable Rate Mortgage Programs- Conventional Loan Limits apply

Loan Type	Term	Points	Rate as low as	APR**	Monthly Pmt Per \$1,000 initial rate	for # of months	Monthly Pmt Per \$1,000 fully indexed rate	for # of months
1/1 Year ARM	360 months	0	3.000%	3.077%	\$ 4.22	12	\$ 5.23	348
3/1 Year ARM	360 months	0	3.250%	3.328%	\$ 4.35	36	\$ 5.41	324
5/1 Year ARM	360 months	0	3.500%	3.580%	\$ 4.49	60	\$ 4.49	300
Seasonal Property 3/1 ARM	360 months	2	3.000%	3.238%	\$ 4.22	36	\$ 4.22	324

Margin** is as low as 3.000% for all variable rates above. Interest rate change caps are: 2% per adjustment; 6% lifetime, Index is the 1-year CMT

Home Equity Lines of Credit Programs- Maximum Line available is \$200,000.00

Line of Credit Type	Maximum Term	Rate as low as	APR**	Maximum Loan-to-Value	Monthly Pmt Per \$1,000 repayment period	Introductory Rate and APR for first 12 months as low as
1st Lien 10 yr Draw/20 yr Repayment *Based on < 80% LTV	360 Months	Prime + 0%	5.00%	80%	\$ 6.60	4.25%
	360 Months	Prime + 2%	7.00%	100%	\$ 7.75	not applicable
2nd Lien 5 yr Draw/15 yr Repayment	240 Months	Prime + 0%	5.00%	80%	\$ 7.91	4.25%
	240 Months	Prime + 2%	7.00%	100%	\$ 8.99	not applicable

Home Equity Loan- Homeowners Loan Programs- Maximum Loan Amount is \$200,000.00

Loan Type	Maximum Term	Rate as low as	APR**	Maximum Loan-to-	Monthly Pmt Per \$1,000
5 Year Fixed	60 Months	3.740%	3.790%	80%	\$ 18.30
	60 Months	6.500%	6.541%	100%	\$ 19.57
10 Year Fixed	120 Months	4.740%	4.761%	80%	\$ 10.48
	120 Months	6.625%	6.647%	100%	\$ 11.42
15 Year Fixed	180 Months	5.740%	5.755%	80%	\$ 8.30
	180 Months	7.250%	7.266%	100%	\$ 9.13
30 Year Fixed- Purchase Money 2nd.	360 Months	6.750%	6.818%	100%	\$ 7.60



***No Points/No Closing Cost Mortgages** - At closing, the origination charges will not be charged, and a credit equal to the amount of the third-party bona fide charges will be reflected on the Closing Disclosure, subject to the below exceptions. All cash out refinancing will have an additional .25 added to the rate

*Single Family Owner Occupied Property only. Minimum Loan Amount is \$100,000.00 . Program eligibility applies, see disclosure for details. Fees for owner's title insurance or state transfer taxes are not included in the No Closing Cost Program, and are the responsibility of the borrower. If the title is held in a trust, fees for trust review and trustee certificate preparation and recording will be incurred by member. Fees for additional title work or documentation to correct title defects will be charged at the time of closing and are not covered by the No Closing Cost program. Escrow Deposits and Interim interest from the date of disbursement to the 1st of the following month will be charged at the time of closing and are not covered by the No Closing Cost program. The appraisal fee will be collected at the time the appraisal is ordered. When this happens, you will be credited at closing for the amount of the appraisal fee collected. No refund of appraisal fee if loan does not close. Homeowners insurance is a requirement of the loan and the cost of the insurance is not covered by the No Closing Cost program. All rates shown include a 0.125% rate discount for having a MFCU membership and auto-transfer from a Members First account as a payment method; without these requirements, rate will be higher. Offer subject to change at any time.

****All Rates, Annual Percentage Rates (APRs) and Margins are subject to change without notice and are based on credit history. The APR for All Loan products shown is based on a borrower having a minimum credit score of 700. For Mortgage Products, the APR is based on a loan amount of \$100,000.00 with an LTV of 80%, and no Loan Level Price Adjustments (LLPAs); for Home Equity Lines and Loans the APR is based on a loan or line amount of \$50,000.00 with the Maximum APR as noted for the product.**

Traditional Mortgage Program - The mortgage loan application process requires an appraisal fee that will be collected from you once your loan has been approved. This fee is also *non-refundable*. All rates shown include a 0.125% rate discount for having a MFCU Checking and auto-transfer from a Members First account as a payment method; without these requirements, rate will be higher. The monthly payments do not include escrow for taxes, insurance, or mortgage insurance where applicable. Your payment will be greater if the loan has an escrow account. You will be notified if an escrow account is required. Homeowners insurance is required. Loan Level Price Adjustments (LLPAs), using the Fannie Mae LPA chart will be charged to you at closing. These charges are based upon your loan characteristics (including but not limited to, loan type, loan purpose, credit score and loan term). When LLPAs apply to your transaction, the APR for your loan will be higher.

Variable Rate Mortgage Programs- In addition to all items indicated in the Traditional Mortgage Program Disclosure, please note that the APR on our variable rate mortgage programs may increase after consummation. The payment will change with any change in the APR.

Interest Only Home Equity Line of Credit - On first and second lien home equity line of credits, after the introductory rate period, the Minimum APR is 3.00%, with a Maximum APR of 18% or the maximum rate permitted by law, whichever is lower. The APR on Home Equity Lines of Credit are adjusted periodically after closing, which may result in an increase. Homeowners insurance may be required. Payments are interest only through initial draw period only. Payments could be greater after initial draw period. The payment on these programs may change when the rate changes. Homeowners insurance is required.

Home Equity Loan - Annual Percentage Rates (APRs) are subject to change without notice and are determined by credit history. Rates shown include a 0.25% discount for having MFCU Checking and auto-transfer from a Members First account as a payment method. Appraisal fees refunded at closing. Homeowner's insurance is required. Payments do not include taxes and insurance, your payment may be greater.

For Home Equity Lines and Loans, an early closeout fee equal to the amount of Bona Fide Third Party Costs paid by Members First Credit Union on your behalf will be charged to you in the event you make a full prepayment and close the loan prior to 36 months from the date of closing.

All Mortgage and Home Equity Product availability and rates are subject to credit approval based on underwriting guidelines in effect as of the date of your application. Guidelines are subject to change without notice.

Index	Rate	Fully Indexed Rate for all ARMs	4.63%
1 Year US Gov't Treasury (CMT)	1.63%		
3 Year US Gov't Treasury (CMT)	1.49%		
5 Year US Gov't Treasury (CMT)	1.48%		
Prime Rate	5.25%		
Prime Rate - .75% for HELOC Intro Rate	4.25%		