



# Mortgage Rates

Program	Interest Rate	APR <sup>1</sup>	Maximum Term	Minimum Down Payment	Time Initial Rate is Fixed	Rate Adjustment After Fixed Period	Maximum Annual Increase	Maximum Lifetime Increase
5/1 ARM	2.600%	2.330%	30 Years	5%	5 Years	Annual	2%	6%
1-Year ARM <sup>2</sup>	3.000%	2.321%	30 Years	5%	1 Year	Annual	2%	6%
Welcome Home Loan	4.250%	4.366%	20 Years	As low as \$0 <sup>4</sup>				
30-Year Fixed	3.250%	3.329%	30 Years	5%				
15-Year Fixed	2.500%	2.641%	15 Years	5%				
Land Loans	9.000% (fixed rate)	9.474%	15 Years	30%				
Second Mortgage Loan	6.000% <sup>3</sup> (fixed rate)	6.434%	15 Years	N/A				

<sup>1</sup> Annual Percentage Rate (APR)

<sup>2</sup> Non-conforming 1-year ARMs are available. Please call 704.375.0183 x4525 for rates.

<sup>3</sup> Rate shown is the lowest rate available and may be subject to upward adjustment based on credit score and the Loan-to-Value (LTV) ratio.

<sup>4</sup> Qualifications apply.



## adjustable rate mortgage (arm) examples

Loan Amount	Loan Term	Initial Interest Rate	APR	Initial Monthly Payment P&I	Maximum Rate at First Adjustment	Maximum Payment at First Adjustment P&I
\$100,000	30 Years	3.130%	2.889%	\$428.38	5.130%	\$527.42
\$100,000	30 Years	3.000%	2.843%	\$421.60	5.000%	\$519.74
\$100,000	30 Years	2.880%	2.801%	\$414.89	4.880%	\$512.11
\$100,000	30 Years	3.500%	3.020%	\$449.04	5.500%	\$550.82

- Interest rates and payments may increase after loan closing. After the initial fixed-rate period, your interest rate can increase or decrease annually according to a pre-determined market index. Any change may significantly impact your monthly payment. Since the index's future value is unknown, the Maximum Rate at First Adjustment and Maximum Payment at First Adjustment shown in the Payment Example are based on the initial rate shown plus 2.00%, which is the maximum allowable rate that can be charged at the conclusion of the initial fixed rate period.
- The monthly payment amounts shown include principal and interest only. The payment amount does not include homeowner's insurance premiums or real estate taxes, which must be paid in addition to the monthly principal and interest.
- The Annual Percentage Rate, or APR, for the loan programs shown reflects the interest rate and approximate cost of prepaid finance charges. These charges include a 1% Origination Fee but do not include other closing costs or discount points.
- At the time you apply for a mortgage loan you will receive a Loan Estimate (LE). The LE shows the estimated closing costs of the loan for which you have applied and is not a loan approval or commitment. The actual fees, costs, and monthly payment for your specific loan may vary from the payment example shown.
- Our ARM programs are subject to a minimum (or "floor") interest rate of 3.50%. The floor rate requirement is in effect upon the expiration of the loan's initial fixed-rate period.

## home equity line of credit (heloc)

Line of credit rates as low as 3.50% variable APR\*

- Minimal closing cost with a quick and easy approval process
- Great for home improvement, debt consolidation, educational expenses, or major purchases
- Interest may be tax deductible (check with your tax advisor)
- 15 year term
- Payment protection plans are available
- Rate is subject to a maximum rate of 5 percentage points above the initial interest rate

Loans and credit lines are subject to credit approval.

\*Our HELOC rates are variable and are based on the value of an index. The index used is the Wall Street Journal Prime Rate published in its Money Rates column. When a range of rates has been published the highest rate will be used. To determine the annual percentage rate ("APR") on your account, we add a margin to the value of the index. APR shown is based on the lowest rate available under our program. If you had an outstanding balance of \$10,000.00, the minimum payment at the initial rate of 4.50% would be \$186.43, and the minimum payment at the maximum rate of 9.50% would be \$210.01. These payment estimates are based on a repayment term of 60 months. Longer repayment terms are available for balances over \$10,000.00. The maximum rate could be reached at the time of the first payment. Closing costs and fees include (but are not limited to) the cost of an appraisal report on your home. Appraisal cost is estimated as \$300.00 to \$450.00.

