



You know us. We know you.

599 East Street
 Ludlow, MA 01056
 Telephone (413) 589-9966 / Toll Free 1-877-500-7750
 Main Fax (413) 583-4491 / Lending Fax (413) 583-2085
www.lusofederal.com / E-mail: info@lusofederal.com

BUSINESS HOURS (Eastern Time):

Monday – Wednesday: 9:00 AM – 4:00 PM
 Thursday and Friday: 9:00 AM – 6:00 PM
 Saturday: 9:00 AM – 1:00 PM / CLOSED Sunday

Mortgage Rates Effective as of:

May 14, 2012 / Page 1 of 8

Rates are subject to change without notice.



SPECIAL RATE OFFERS!

“IDEAL” FIRST MORTGAGE! CONFORMING FIXED RATE MORTGAGE

Owner Occupied / Max Loan \$417,000.00

Fees vary and are due at application.

Fees	Term	Rate / Points	APR
Fees vary and are due at application.	10 Year Fixed	2.750% 0 points Refinances ONLY! **	3.057%
\$500.00 Flat Fee * SINGLE FAMILY \$750.00 Flat Fee * TWO FAMILY Owner Occupied ONLY	10 Year Fixed	3.125% 0 points Refinances ONLY! **	3.256% Single Family 3.292% Two Family
Fees vary and are due at application.	15 Year Fixed	2.990% 0 points Refinances ONLY! **	3.205%
\$500.00 Flat Fee * SINGLE FAMILY \$750.00 Flat Fee * TWO FAMILY Owner Occupied ONLY	15 Year Fixed	3.375% 0 points Refinances ONLY! **	3.466% Single Family 3.479% Two Family

* Flat Fee – loans in excess of 20% of property value are required to pay full Title Insurance, in addition to the \$500/\$750 flat closing fee.

** LFCU Loans qualify for the refinance special with a minimum cash out increase of 10% of refinanced loan amount.

- APR: Annual Percentage Rate is based on a \$150,000.00 loan amount, unless otherwise noted.
- Down Payment Requirements: a 20% down payment is required; less than a 20% down payment will require MGIC Insurance; less than a 30% down payment will require real estate tax escrow.
- Rate Lock Policy: LFCU will rate lock for 45 days for a fee of \$500.00 and is refunded upon receipt of closing from attorney; fee is non refundable on withdrawn applications; fee and rate lock are forfeited on loans closed after the 45 day period; fee is automatically refunded on denied applications.
- Loan terms and conditions, including interest rate and/or fees, are subject to change due to the resulting risk rating assigned by the Credit Union’s secondary market investor. Factors used in determining risk ratings include certain loan characteristics such as points, loan amount, loan-to-value, borrower’s credit, property type, occupancy, and loan purpose.
- Construction Term Policy: The construction phase is limited to a maximum (12) month period.

SPECIAL FIRST TIME HOME BUYER OFFERS!

FIXED RATE MORTGAGE / NEW CONSTRUCTION

Owner Occupied / Max Loan \$417,000.00

Fees vary and are due at application.

Points	Term	Conforming Rate	Nonconforming Rate	APR(s)
0 Points	30 Year Fixed	3.875%	4.875%	4.089%/4.918%

JUMBO FIXED RATE MORTGAGE / NEW CONSTRUCTION

Owner Occupied / Min Loan \$417,001.00

Fees vary and are due at application.

Points	Term	Conforming Rate	Nonconforming Rate	APR(s)
0 Points	30 Year Fixed	4.375%	5.875%	4.413%/5.928%

- APR: Annual Percentage Rate is based on a \$150,000.00 loan amount; Jumbo loan APR is based on a \$417,001.00 loan amount.
- Down Payment Requirements: a 20% down payment is required; less than a 20% down payment will require MGIC Insurance; less than a 30% down payment will require real estate tax escrow.
- Rate Lock Policy: LFCU will rate lock for 45 days for a fee of \$500.00 and is refunded upon receipt of closing from attorney; fee is non refundable on withdrawn applications; fee and rate lock are forfeited on loans closed after the 45 day period; fee is automatically refunded on denied applications.
- Loan terms and conditions, including interest rate and/or fees, are subject to change due to the resulting risk rating assigned by the Credit Union’s secondary market investor. Factors used in determining risk ratings include certain loan characteristics such as points, loan amount, loan-to-value, borrower’s credit, property type, occupancy, and loan purpose.
- Construction Term Policy: The construction phase is limited to a maximum (12) month period.

SPECIAL ADJUSTABLE RATE OFFERS!

CONFORMING ADJUSTABLE RATE MORTGAGE / NEW CONSTRUCTION

Owner Occupied / Max Loan \$417,000.00

Fees vary and are due at application.

Points	Term	Rate	APR	Index	CAPS	Margin
0 Points	5/25	4.000%	5.200%	FHLB 10 YR	7.50%	+ 1.50%

CONFORMING ADJUSTABLE RATE MORTGAGE / NEW CONSTRUCTION

Owner Occupied / Max Loan \$417,000.00

Fees vary and are due at application.

Points	Term	Rate	APR	Index	CAPS	Margin
0 Points	6/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%

NON CONFORMING ADJUSTABLE RATE MORTGAGE / NEW CONSTRUCTION

Owner Occupied / Max Loan \$417,000.00

Fees vary and are due at application.

Points	Term	Rate	APR	Index	CAPS	Margin
0 Points	6/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%

CONFORMING JUMBO ADJUSTABLE RATE MORTGAGE / NEW CONSTRUCTION

Owner Occupied / Min Loan \$417,001.00

Fees vary and are due at application.

Points	Term	Rate	APR	Index	CAPS	Margin
0 Points	6/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%

NON CONFORMING JUMBO ADJUSTABLE RATE MORTGAGE / NEW CONSTRUCTION

Owner Occupied / Min Loan \$417,001.00

Fees vary and are due at application.

Points	Term	Rate	APR	Index	CAPS	Margin
0 Points	6/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%

- APR: Annual Percentage Rate is based on a \$150,000.00 loan amount, with a 30- YR amortization; Jumbo loan APR is based on a \$417,001.00 loan amount, with a 30- YR amortization.
- Down Payment Requirements: a 20% down payment is required; less than a 20% down payment will require MGIC Insurance; less than a 30% down payment will require real estate tax escrow.
- Rate Lock Policy: LFCU will rate lock for 45 days for a fee of \$500.00 and is refunded upon receipt of closing from attorney; fee is non refundable on withdrawn applications; fee and rate lock are forfeited on loans closed after the 45 day period; fee is automatically refunded on denied applications.
- Loan terms and conditions, including interest rate and/or fees, are subject to change due to the resulting risk rating assigned by the Credit Union's secondary market investor. Factors used in determining risk ratings include certain loan characteristics such as points, loan amount, loan-to-value, borrower's credit, property type, occupancy, and loan purpose.
- Review Policy: Reviews CAP at 6% for the life of the mortgage, but will not exceed a 2% adjustment at each review.
- Construction Term Policy: The construction phase is limited to a maximum (12) month period.

SPECIAL HELOC RATE OFFER!

"FLEX LINE" HELOC: Owner Occupied

Fees vary and are due at application.

application.

LTV	Minimum	Maximum	Term	Rate	APR
70%	\$5,000.00	\$250,000.00	20 Year	Prime (-) .25% with share draft checking for the life of the loan!	N/A

- APR: Annual Percentage Rate is based on a \$100,000.00 loan amount, unless otherwise noted.
- **"FLEX LINE" Special Offer: Ceiling not to exceed 12.00%; floor not to fall below 3.00%.**
- Rate Lock Policy: LFCU will rate lock for 45 days for a fee of \$500.00 and is refunded upon receipt of closing from attorney; fee is non refundable on withdrawn applications; fee and rate lock are forfeited on loans closed after the 45 day period; fee is automatically refunded on denied applications.
- "Flex Line" Special Offer - Home Equity Policy: Up to a maximum 70% Loan to Value.
- HELOC Policy: (10) Year Draw Period / (10) Year Repay Period.
- Prime Rate: 3.25%
- Certified appraisal required - appraisal fee paid by borrower.

SPECIAL GO GREEN MORTGAGES!



GO GREEN MORTGAGE / NEW CONSTRUCTION

LFCU will take \$200 off closing costs for Energy Star qualified home or Earth Craft Homes.

For loan amounts less than \$50,000, LFCU will take \$100 off closing costs.

GO GREEN ENERGY SAVER HOME IMPROVEMENT LOAN OR LINE OF CREDIT

LFCU will take a .25% discount on existing LFCU home equity loan or line of credit rates for ENERGY STAR qualified eco-friendly home improvements. Must provide proof of purchase to qualify for discount; one discount offer per year is available. Energy Saver discount excludes all existing special rate offers.

ENERGY STAR is a joint program of the U.S. Environmental Protection Agency and the U.S. Department of Energy helping us all save money and protect the environment through energy efficient products and practices.

FIXED RATE MORTGAGES:

CONFORMING FIXED RATE MORTGAGE / NEW CONSTRUCTION

Owner Occupied / Max Loan \$417,000.00

Fees vary and are due at application.

Points	Term	Rate	APR
0 Points	10 Year	3.125%	3.441%
0 Points	15 Year	3.375%	3.597%
0 Points	20 Year	3.875%	4.055%
0 Points	25 Year	4.000%	4.151%
0 Points	30 Year	4.000%	4.216%
1 Point	10 Year	3.000%	3.113%
1 Point	15 Year	3.250%	3.469%
1 Point	20 Year	3.750%	3.928%
1 Point	25 Year	3.875%	4.024%
1 Point	30 Year	3.875%	4.089%
2 Points	10 Year	2.875%	3.185%
2 Points	15 Year	3.125%	3.641%
2 Points	20 Year	3.625%	4.036%
2 Points	25 Year	3.750%	4.094%
2 Points	30 Year	3.750%	4.047%

NON CONFORMING FIXED RATE MORTGAGE / NEW CONSTRUCTION

Owner Occupied / Max Loan \$417,000.00

Fees vary and are due at application.

Points	Term	Rate	APR
0 Points	10 Year	4.125%	4.465%
0 Points	15 Year	4.375%	4.616%
0 Points	20 Year	4.875%	5.072%
0 Points	25 Year	5.000%	5.167%
0 Points	30 Year	5.000%	5.237%
1 Point	10 Year	4.000%	4.556%
1 Point	15 Year	4.250%	4.641%
1 Point	20 Year	4.750%	4.984%
1 Point	25 Year	4.875%	5.014%
1 Point	30 Year	4.875%	5.110%
2 Points	10 Year	3.875%	4.158%
2 Points	15 Year	4.125%	4.626%
2 Points	20 Year	4.625%	5.036%
2 Points	25 Year	4.750%	5.081%
2 Points	30 Year	4.750%	5.073%

- APR: Annual Percentage Rate is based on a \$150,000.00 loan amount, unless otherwise noted.
- Down Payment Requirements: a 20% down payment is required; less than a 20% down payment will require MGIC Insurance; less than a 30% down payment will require real estate tax escrow.
- Rate Lock Policy: LFCU will rate lock for 45 days for a fee of \$500.00 and is refunded upon receipt of closing from attorney; fee is non-refundable on withdrawn applications; fee and rate lock are forfeited on loans closed after the 45 day period; fee is automatically refunded on denied applications.
- Loan terms and conditions, including interest rate and/or fees, are subject to change due to the resulting risk rating assigned by the Credit Union's secondary market investor. Factors used in determining risk ratings include certain loan characteristics such as points, loan amount, loan-to-value, borrower's credit, property type, occupancy, and loan purpose.
- Construction Term Policy: The construction phase is limited to a maximum (12) month period.

CONFORMING JUMBO FIXED RATE MORTGAGE / NEW CONSTRUCTION
Owner Occupied / Min Loan \$417,001.00 Fees vary and are due at application.

Points	Term	Rate	APR
0 Points	10 Year	3.625%	3.707%
0 Points	15 Year	3.875%	3.935%
0 Points	20 Year	4.375%	4.427%
0 Points	25 Year	4.500%	4.545%
0 Points	30 Year	4.500%	4.539%
1 Point	10 Year	3.500%	3.793%
1 Point	15 Year	3.750%	3.957%
1 Point	20 Year	4.250%	4.419%
1 Point	25 Year	4.375%	4.517%
1 Point	30 Year	4.375%	4.499%
2 Points	10 Year	3.375%	3.881%
2 Points	15 Year	3.625%	3.979%
2 Points	20 Year	4.125%	4.410%
2 Points	25 Year	4.250%	4.490%
2 Points	30 Year	4.250%	4.459%

NON CONFORMING JUMBO FIXED RATE MORTGAGE / NEW CONSTRUCTION
Owner Occupied / Min Loan \$417,001.00 Fees vary and are due at application.

Points	Term	Rate	APR
0 Points	10 Year	5.125%	5.236%
0 Points	15 Year	5.375%	5.457%
0 Points	20 Year	5.875%	5.946%
0 Points	25 Year	6.000%	6.062%
0 Points	30 Year	6.000%	6.055%
1 Point	10 Year	5.000%	5.329%
1 Point	15 Year	5.250%	5.485%
1 Point	20 Year	5.750%	5.944%
1 Point	25 Year	5.875%	6.042%
1 Point	30 Year	5.875%	6.022%
2 Points	10 Year	4.875%	5.423%
2 Points	15 Year	5.125%	5.514%
2 Points	20 Year	5.625%	5.943%
2 Points	25 Year	5.750%	6.022%
2 Points	30 Year	5.750%	5.990%

- APR: Annual Percentage Rate is based on a \$417,001.00 loan amount, unless otherwise noted.
- Down Payment Requirements: a 20% down payment is required; less than a 20% down payment will require MGIC Insurance; less than a 30% down payment will require real estate tax escrow.
- Rate Lock Policy: LFCU will rate lock for 45 days for a fee of \$500.00 and is refunded upon receipt of closing from attorney; fee is non-refundable on withdrawn applications; fee and rate lock are forfeited on loans closed after the 45 day period; fee is automatically refunded on denied applications.
- Loan terms and conditions, including interest rate and/or fees, are subject to change due to the resulting risk rating assigned by the Credit Union's secondary market investor. Factors used in determining risk ratings include certain loan characteristics such as points, loan amount, loan-to-value, borrower's credit, property type, occupancy, and loan purpose.
- Construction Term Policy: The construction phase is limited to a maximum (12) month period.

ADJUSTABLE RATE MORTGAGES:

CONFORMING ADJUSTABLE RATE MORTGAGE / NEW CONSTRUCTION

Owner Occupied / Max Loan \$417,000.00

Fees vary and are due at application.

Points	Term	Rate	APR	Index	CAP	Margin
0 Points	1/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
0 Points	3/3	N/A	N/A	3 YR Treasury	2/6	+ 2.50%
0 Points	5/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
0 Points	7/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
0 Points	10/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
1 Point	1/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
1 Point	3/3	N/A	N/A	3 YR Treasury	2/6	+ 2.50%
1 Point	5/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
1 Point	7/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
1 Point	10/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
2 Points	1/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
2 Points	3/3	N/A	N/A	3 YR Treasury	2/6	+ 2.50%
2 Points	5/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
2 Points	7/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
2 Points	10/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%

NON CONFORMING ADJUSTABLE RATE MORTGAGE / NEW CONSTRUCTION

Owner Occupied / Max Loan \$417,000.00

Fees vary and are due at application.

Points	Term	Rate	APR	Index	CAP	Margin
0 Points	1/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
0 Points	3/3	N/A	N/A	3 YR Treasury	2/6	+ 2.50%
0 Points	5/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
0 Points	7/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
0 Points	10/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
1 Point	1/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
1 Point	3/3	N/A	N/A	3 YR Treasury	2/6	+ 2.50%
1 Point	5/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
1 Point	7/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
1 Point	10/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
2 Points	1/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
2 Points	3/3	N/A	N/A	3 YR Treasury	2/6	+ 2.50%
2 Points	5/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
2 Points	7/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
2 Points	10/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%

- APR: Annual Percentage Rate is based on a \$150,000.00 loan amount, with a 30- YR amortization.
- Down Payment Requirements: a 20% down payment is required; less than a 20% down payment will require MGIC Insurance; less than a 30% down payment will require real estate tax escrow.
- Rate Lock Policy: LFCU will rate lock for 45 days for a fee of \$500.00 and is refunded upon receipt of closing from attorney; fee is non refundable on withdrawn applications; fee and rate lock are forfeited on loans closed after the 45 day period; fee is automatically refunded on denied applications.
- Loan terms and conditions, including interest rate and/or fees, are subject to change due to the resulting risk rating assigned by the Credit Union's secondary market investor. Factors used in determining risk ratings include certain loan characteristics such as points, loan amount, loan-to-value, borrower's credit, property type, occupancy, and loan purpose.
- Review Policy: Reviews CAP at 6% for the life of the mortgage, but will not exceed a 2% adjustment at each review.
- Construction Term Policy: The construction phase is limited to a maximum (12) month period.

CONFORMING JUMBO ADJUSTABLE RATE MORTGAGE / NEW CONSTRUCTION

Owner Occupied / Min Loan \$417,001.00

Fees vary and are due at application.

Points	Term	Rate	APR	Index	CAP	Margin
0 Points	1/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
0 Points	3/3	N/A	N/A	3 YR Treasury	2/6	+ 2.50%
0 Points	5/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
0 Points	7/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
0 Points	10/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
1 Point	1/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
1 Point	3/3	N/A	N/A	3 YR Treasury	2/6	+ 2.50%
1 Point	5/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
1 Point	7/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
1 Point	10/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
2 Points	1/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
2 Points	3/3	N/A	N/A	3 YR Treasury	2/6	+ 2.50%
2 Points	5/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
2 Points	7/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
2 Points	10/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%

NON CONFORMING JUMBO ADJUSTABLE RATE MORTGAGE / NEW CONSTRUCTION

Owner Occupied / Min Loan \$417,001.00

Fees vary and are due at application.

Points	Term	Rate	APR	Index	CAP	Margin
0 Points	1/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
0 Points	3/3	N/A	N/A	3 YR Treasury	2/6	+ 2.50%
0 Points	5/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
0 Points	7/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
0 Points	10/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
1 Point	1/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
1 Point	3/3	N/A	N/A	3 YR Treasury	2/6	+ 2.50%
1 Point	5/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
1 Point	7/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
1 Point	10/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
2 Points	1/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
2 Points	3/3	N/A	N/A	3 YR Treasury	2/6	+ 2.50%
2 Points	5/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
2 Points	7/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
2 Points	10/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%

- APR: Annual Percentage Rate is based on a \$417,001.00 loan amount, with a 30- YR amortization.
- Down Payment Requirements: a 20% down payment is required; less than a 20% down payment will require MGIC Insurance; less than a 30% down payment will require real estate tax escrow.
- Rate Lock Policy: LFCU will rate lock for 45 days for a fee of \$500.00 and is refunded upon receipt of closing from attorney; fee is non refundable on withdrawn applications; fee and rate lock are forfeited on loans closed after the 45 day period; fee is automatically refunded on denied applications.
- Loan terms and conditions, including interest rate and/or fees, are subject to change due to the resulting risk rating assigned by the Credit Union's secondary market investor. Factors used in determining risk ratings include certain loan characteristics such as points, loan amount, loan-to-value, borrower's credit, property type, occupancy, and loan purpose.
- Review Policy: Reviews CAP at 6% for the life of the mortgage, but will not exceed a 2% adjustment at each review.
- Construction Term Policy: The construction phase is limited to a maximum (12) month period.

LAND LOANS:

LAND FIXED RATE: Owner Occupied

Fees vary and are due at application.

Points	Term	Rate	APR
0 Points	5 Year	7.000%	7.211%
0 Points	10 Year	8.000%	8.234%
0 Points	15 Year	9.000%	9.188%
1 Point	5 Year	6.750%	7.184%
1 Point	10 Year	7.750%	8.212%
1 Point	15 Year	8.750%	9.107%
2 Points	5 Year	6.500%	7.158%
2 Points	10 Year	7.500%	8.190%
2 Points	15 Year	8.500%	9.025%

- APR: Annual Percentage Rate is based on a \$100,000.00 loan amount, unless otherwise noted.
- Down Payment Requirements: a 20% down payment is required; less than a 20% down payment will require MGIC Insurance; less than a 30% down payment will require real estate tax escrow.
- Rate Lock Policy: LFCU will rate lock for 45 days for a fee of \$500.00 and is refunded upon receipt of closing from attorney; fee is non refundable on withdrawn applications; fee and rate lock are forfeited on loans closed after the 45 day period; fee is automatically refunded on denied applications.

LAND ADJUSTABLE RATE: Owner Occupied

Fees vary and are due at application.

Points	Term	Rate	APR	Index	CAPS	Margin
0 Points	1/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
0 Points	3/3	N/A	N/A	3 YR Treasury	2/6	+ 2.50%
0 Points	5/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
1 Point	1/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
1 Point	3/3	N/A	N/A	3 YR Treasury	2/6	+ 2.50%
1 Point	5/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
2 Points	1/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%
2 Points	3/3	N/A	N/A	3 YR Treasury	2/6	+ 2.50%
2 Points	5/1	N/A	N/A	1 YR Treasury	2/6	+ 2.50%

- APR: Annual Percentage Rate is based on a \$100,000.00 loan amount, with a 30- YR amortization.
- Down Payment Requirements: a 20% down payment is required; less than a 20% down payment will require MGIC Insurance; less than a 30% down payment will require real estate tax escrow.
- Rate Lock Policy: LFCU will rate lock for 45 days for a fee of \$500.00 and is refunded upon receipt of closing from attorney; fee is non refundable on withdrawn applications; fee and rate lock are forfeited on loans closed after the 45 day period; fee is automatically refunded on denied applications.
- Review Policy: Reviews CAP at 6% for the life of the mortgage, but will not exceed a 2% adjustment at each review.

HOME EQUITY LOANS & LINES OF CREDIT:

HOME EQUITY FIXED RATE: Owner Occupied

Fees vary and are due at application.

LTV	Minimum	Maximum	Term	Rate	APR
80%	\$5,000.00	\$250,000.00	5 Year	3.750%	4.214%
80%	\$5,000.00	\$250,000.00	10 Year	4.000%	4.471%
80%	\$5,000.00	\$250,000.00	15 Year	4.250%	4.582%
80%	\$5,000.00	\$250,000.00	20 Year	4.750%	5.020%

- APR: Annual Percentage Rate is based on a \$100,000.00 loan amount, unless otherwise noted.
- Rate Lock Policy: LFCU will rate lock for 45 days for a fee of \$500.00 and is refunded upon receipt of closing from attorney; fee is non refundable on withdrawn applications; fee and rate lock are forfeited on loans closed after the 45 day period; fee is automatically refunded on denied applications.
- Certified appraisal required - appraisal fee paid by borrower.

"FLEX LINE" HELOC: Owner Occupied

Fees vary and are due at application.

LTV	Minimum	Maximum	Term	Rate	APR
80%	\$10,000.00	\$250,000.00	20 Year	Prime	N/A

- APR: Annual Percentage Rate is based on a \$100,000.00 loan amount, unless otherwise noted
- **Ceiling not to exceed 18.00%; floor not to fall below 3.00%.**
- Rate Lock Policy: LFCU will rate lock for 45 days for a fee of \$500.00 and is refunded upon receipt of closing from attorney; fee is non refundable on withdrawn applications; fee and rate lock are forfeited on loans closed after the 45 day period; fee is automatically refunded on denied applications.
- Home Equity Policy: Up to a maximum 80% Loan to Value.
- HELOC Policy: (10) Year Draw Period / (10) Year Repay Period.
- Prime Rate: 3.25%
- Certified appraisal required - appraisal fee paid by borrower.
- Annual Fee: \$25.00

CONSTRUCTION LOANS:

CONSTRUCTION FIXED RATE: Non-Owner Occupied

Please call for rates.

SPEC CONSTRUCTION FIXED RATE: Non-Owner Occupied

Please call for rates.

CONSTRUCTION ADJUSTABLE RATE: Non-Owner Occupied

Please call for rates.

MORTGAGE FIXED RATE: Non-Owner Occupied

Please call for rates.

MORTGAGE ADJUSTABLE RATE: Non-Owner Occupied

Please call for rates.

OTHER MORTGAGE PRODUCTS:

FHA / VA LOANS

Fees vary.

Loan Type	Rate	Term	Points	Required Down Payment	Cost Per Thousand	APR
FHA High Balance	4.250%	30 Year	0.00	3.50%	\$4.76	4.280%
VA High Balance	4.250%	30 Year	0.00	0.00%	\$4.90	4.280%
FHA Fixed	3.750%	30 Year	0.00	3.50%	\$4.62	3.776%
VA Fixed	3.750%	30 Year	0.00	0.00%	\$4.69	3.776%