

Mortgage Rates

As of February 2, 2023

YOUR LOCAL BRANCH OFFICE

Quoted rates are subject to change daily at the discretion of the Board of Directors. For the most up-to-date rate information, call 888.732.8562 or locally in Raleigh, 919.857.2150.

ADJUSTABLE RATE MORTGAGES*

Variable rate is subject to change on 5 year anniversary. Future rates and payments determined based on adding a margin to the index (5-Year Constant Maturity Treasury Yield rounded up to the next highest one-eighth of one percentage point). Rate adjustments are subject to a cap of 2% per adjustment and a lifetime cap of 6%. All payment examples below are based on a \$150,000 loan with a 30-year loan term.

5-Year ARM 80% or less Loan-to-Value (LTV)

Initial rate: 5.000% (5.244% APR)** Fully Indexed Rate: 5.250%. Margin: 1.50%. Subject to floor rate of 2.750%.
 Payment Example:^^ The estimated principal and interest monthly payment for months 1-60 at an initial interest rate of 5.000% (5.244% APR) is \$805.23.^ The estimated principal and interest monthly payment for months 61-360 is \$825.42.^

5-Year ARM 80.1% to 90% LTV

Initial rate: 5.200% (5.629% APR)** Fully Indexed Rate: 5.750%. Margin: 2.00%. Subject to floor rate of 3.250%.
 Payment Example:^^ The estimated principal and interest monthly payment for months 1-60 at an initial interest rate of 5.200% (5.629% APR) is \$823.67.^ The estimated principal and interest monthly payment for months 61-360 is \$868.98.^

5-Year ARM 90.1% to 100% LTV

Initial rate: 5.400% (6.010% APR)** Fully Indexed Rate: 6.250%. Margin: 2.50%. Subject to floor rate of 3.750%.
 Payment Example:^^ The estimated principal and interest monthly payment for months 1-60 at an initial interest rate of 5.400% (6.010% APR) is \$842.30.^ The estimated principal and interest monthly payment for months 61-360 is \$913.68.^

5-Year ARM First Time Homebuyer 100% LTV ***

Initial rate: 5.400% (6.010% APR)** Fully Indexed Rate: 6.250%. Margin: 2.50%. Subject to floor rate of 3.750%.
 Payment Example:^^ The estimated principal and interest monthly payment for months 1-60 at an initial interest rate of 5.400% (6.010% APR) is \$842.30.^ The estimated principal and interest monthly payment for months 61-360 is \$913.68.^

* Variable rates subject to change.
 ** APR = Annual Percentage Rate. APR is your cost over the loan term expressed as a rate.
 *** Interest paid on the loan portion that is greater than fair market value is not tax deductible for Federal income tax purposes. Consult a tax advisor for further information regarding the tax deductibility of interest and charges.
 ^ Taxes and insurance not included in the monthly payment amount. Actual monthly payment will be greater.
 ^^ Future rates are subject to change, so all rates for months 61-360 in the examples are estimated based on the current fully indexed rate.

FIXED RATE MORTGAGES

	Rate	APR**
10-Year 90% or less LTV Example of payment calculation: \$150,000 fixed rate mortgage loan for 10 years with a monthly payment of \$1,603.84.^	5.175%	5.392%
10-Year 90.1% to 100% LTV Example of payment calculation: \$150,000 fixed rate mortgage loan for 10 years with a monthly payment of \$1,618.62.^	5.375%	5.593%
15-Year 90% or less LTV Example of payment calculation: \$150,000 fixed rate mortgage loan for 15 years with a monthly payment of \$1,215.70.^	5.375%	5.529%
15-Year 90.1% to 100% LTV Example of payment calculation: \$150,000 fixed rate mortgage loan for 15 years with a monthly payment of \$1,239.60.^	5.675%	5.830%
20-Year 90% or less LTV Example of payment calculation: \$150,000 fixed rate mortgage loan for 20 years with a monthly payment of \$1,070.32.^	5.950%	6.074%
20-Year 90.1% to 100% LTV Example of payment calculation: \$150,000 fixed rate mortgage loan for 20 years with a monthly payment of \$1,118.36.^	6.500%	6.627%
30-Year 90% or less LTV Example of payment calculation: \$150,000 fixed rate mortgage loan for 30 years with a monthly payment of \$923.58.^	6.250%	6.345%

^ Taxes and insurance not included in the monthly payment amount. Actual monthly payment will be greater.
 ** APR=Annual Percentage Rate. APR is your cost over the loan term expressed as a rate.



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