

# Mortgage Rates

As of June 1, 2017

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\*

|   | Rate   | APR    |
|---|--------|--------|
| 5-Year ARM 80% or less LTV<br><small>Future rates and payments determined based on adding a margin of 1.50% to the index (5 Year Constant Maturity Treasury Yield rounded up to the next highest one-eighth of one percentage point). Subject to a floor rate of 3.25% and maximum adjustments every 5 years of 2.0% with a lifetime cap of 6%. The recent index is 1.83%.</small>  | 3.625% | 3.521% |
| 5-Year ARM 80.1% to 90% LTV<br><small>Future rates and payments determined based on adding a margin of 2.00% to the index (5 Year Constant Maturity Treasury Yield rounded up to the next highest one-eighth of one percentage point). Subject to a floor rate of 3.75% and maximum adjustments every 5 years of 2.0% with a lifetime cap of 6%. The recent index is 1.83%.</small>   | 4.125% | 4.025% |
| 5-Year ARM 90.1% to 100% LTV<br><small>Future rates and payments determined based on adding a margin of 2.50% to the index (5 Year Constant Maturity Treasury Yield rounded up to the next highest one-eighth of one percentage point). Subject to a floor rate of 4.25% and maximum adjustments every 5 years of 2.0% with a lifetime cap of 6%. The recent index is 1.83%.</small>  | 4.625% | 4.529% |
| 5-Year ARM First Time Homebuyer 100% LTV **<br><small>Future rates and payments determined based on adding a margin of 2.50% to the index (5 Year Constant Maturity Treasury Yield rounded up to the next highest one-eighth of one percentage point). Subject to a floor rate of 4.25% and maximum adjustments every 5 years of 2.0% with a lifetime cap of 6%. The recent index is 1.83%. First time homebuyers and new or relocated local government unit employees are eligible for additional financing for up to \$2,000 for closing costs.</small> | 4.625% | 4.529% |
| 5-Year ARM 100.1% to 110% LTV **<br><small>Future rates and payments determined based on adding a margin of 3.50% to the index (5 Year Constant Maturity Treasury Yield rounded up to the next highest one-eighth of one percentage point). Subject to a floor rate of 5.25% and maximum adjustments every 5 years of 2.0% with a lifetime cap of 6%. The recent index is 1.83%.</small>  | 5.625% | 5.537% |

\* Variable rates may increase. Maximum term for ARM product is 30 years.

\*\* 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.

## FIXED RATE MORTGAGES

|   | Rate  | APR   |
|---|-------|-------|
| 10-Year 90% or less LTV<br><small>Example of payment calculation: \$100,000 fixed rate mortgage loan for 10 years with a monthly payment of \$1,000.61. ^</small>   | 3.75% | 3.91% |
| 10-Year 90.1% to 100% LTV<br><small>Example of payment calculation: \$100,000 fixed rate mortgage loan for 10 years with a monthly payment of \$1,024.38. ^</small> | 4.25% | 4.41% |
| 15-Year 90% or less LTV<br><small>Example of payment calculation: \$100,000 fixed rate mortgage loan for 15 years with a monthly payment of \$764.99. ^</small>     | 4.50% | 4.61% |
| 15-Year 90.1% to 100% LTV<br><small>Example of payment calculation: \$100,000 fixed rate mortgage loan for 15 years with a monthly payment of \$790.79. ^</small>   | 5.00% | 5.11% |

^ Taxes and insurance not included in the monthly payment amount. Actual monthly payment will be greater.



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