



MORTGAGE RATES AS OF JULY 2012

LOAN TERM	RATE	DOCUMENTS NEEDED	PRE-APPROVAL TIME+
2 Year Balloon <i>Up to 30 years to amortize. First 2 years with balloon note, additional balloon notes every 2 years with CU guarantee to hold loan for full 30 years.</i>	3.85%*	Uniform Residential Loan Application, Last years tax returns, paystub(s)	72 hours
5 Year Balloon <i>Up to 30 years to amortize. First 5 years with balloon note, additional balloon notes every 5 years with CU guarantee to hold loan for full 30 years.</i>	4.75%*	Uniform Residential Loan Application, Last years tax returns, paystub(s)	72 hours
8 Year Balloon <i>Up to 30 years to amortize. First 8 years with balloon note, additional balloon notes every 8 years with CU guarantee to hold loan for full 30 years.</i>	5.25%	Uniform Residential Loan Application, Last years tax returns, paystub(s)	72 hours
15 Year Balloon <i>Up to 30 years to amortize. First 15 years with balloon note, additional balloon note for 15 years with CU guarantee to hold loan for full 30 years.</i>	5.75%	Uniform Residential Loan Application, Last years tax returns, paystub(s) ***Limited Offer***	72 hours
5 Year Fixed	4.50%*	Uniform Residential Loan Application, Last years tax returns, paystub(s)	72 hours
10 Year Fixed	5.50%*	Uniform Residential Loan Application, Last years tax returns, paystub(s)	72 hours
15 Year Fixed	5.65%*	Uniform Residential Loan Application, Last years tax returns, paystub(s)	72 hours

*Borrowers with negative credit, including but not limited to, late payments, collection accounts, judgments, charge-offs and bankruptcies (within 2 years) are subject to a 2.00% increase on the current rate listed.

+Approval time varies based upon completed applications. Applications with missing information have a longer approval time.

For investment, commercial & larger family properties add a minimum 1.50%

Refinance of credit union loans to only lower rate, require 1.50 points & a \$250.00 fee

Co-op or Condo: Maximum available not to exceed 75% of appraised value. Minimum \$10,000.00

1-4 Family Home: Maximum not to exceed 80% of appraised value. Minimum \$10,000.00

If you don't see the loan or term you desire, please contact the mortgage department at mperez@consumersfcu.org and always feel free to visit our website at consumersfcu.org.

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