



# New England Federal Credit Union

## Conventional Mortgage Loans for Primary & Secondary Residences Fixed Rate - Serviced by NEFCU

Loan Term	Rate	Points	APR	Payment Per \$1,000
<b>30 Year</b>	3.625%	0.00%	3.649%	\$4.56
<b>30 Year Low Cost*</b>	4.250%	0.00%	4.275%	\$4.92
<b>20 Year</b>	3.500%	0.00%	3.533%	\$5.80
<b>20 Year Low Cost*</b>	4.125%	0.00%	4.159%	\$6.13
<b>15 Year</b>	3.250%	0.00%	3.292%	\$7.03
<b>15 Year Low Cost*</b>	4.000%	0.00%	4.043%	\$7.40
<b>10 Year</b>	2.750%	0.00%	2.811%	\$9.54
<b>30 Year 1st Time Homebuyer - Down Payment Assistance Available</b>				
	3.875%	0.00%	3.899%	\$4.70
<b>30 Year 100% Financing</b>	3.875%	0.00%	3.899%	\$4.70
Adjustable Rate Mortgage (ARM) - Serviced by NEFCU				
Loan Term	Rate	Points	APR	Payment Per \$1,000
<b>3/1 ARM</b> 1 YR T-Bill; Margin 2.875; Caps 2/6	3.125%	0.00%	4.424%	\$4.28
<b>3/3 ARM</b> 3 YR T-Bill; Margin 2.875; Caps 2/6	2.750%	0.00%	4.248%	\$4.08
<b>5/1 ARM</b> 1 YR T-Bill; Margin 2.875; Caps 2/6	3.375%	0.00%	4.302%	\$4.42
<b>5/5 ARM</b> 5 YR T-Bill; Margin 2.75; Caps 2/6	3.000%	0.00%	4.010%	\$4.22
<b>7/1 ARM</b> 1 YR T-Bill; Margin 2.875; Caps 2/6	3.500%	0.00%	4.204%	\$4.49
<b>10/1 ARM</b> 1 YR T-Bill; Margin 2.875; Caps 2/6	3.625%	0.00%	4.101%	\$4.56
<b>15/15 ARM</b> 10 YR T-Bill; Margin 2.875; Cap 6	3.500%	0.00%	3.803%	\$4.49
<b>5/1 ARM 1st Time Homebuyer - Down Payment Assistance Available</b> 1 YR T-Bill; Margin 2.875; Caps 2/5				
	3.250%	0.00%	4.258%	\$4.35
<b>5/5 ARM 1st Time Homebuyer - Down Payment Assistance Available</b> 5 YR T-Bill; Margin 2.75; Caps 2/5				
	2.875%	0.00%	3.966%	\$4.15
<b>7/1 ARM 1st Time Homebuyer - Down Payment Assistance Available</b> 1 YR T-Bill; Margin 2.875; Caps 2/5				
	3.375%	0.00%	4.146%	\$4.42
<b>7/1 ARM 100% Financing</b> 1 YR T-Bill; Margin 2.875; Caps 2/5	3.500%	0.00%	4.204%	\$4.49
<b>10/1 ARM 1st Time Homebuyer</b> - 1 YR T-Bill; Margin 2.875; Caps 2/5	3.500%	0.00%	4.025%	\$4.49
<b>10/1 ARM 100% Financing</b> 1 YR T-Bill; Margin 2.875; Caps 2/5	3.625%	0.00%	4.101%	\$4.56

## Jumbo Mortgage Loans for Primary & Secondary Residences Fixed Rate - Serviced by NEFCU - *Call for rate if loan is above \$1,000,000*

Loan Term	Rate	Points	APR	Payment Per \$1,000
<b>30 Year Jumbo</b>	3.875%	0.00%	3.899%	\$4.70
<b>20 Year Jumbo</b>	3.750%	0.00%	3.783%	\$5.93
<b>15 Year Jumbo</b>	3.500%	0.00%	3.543%	\$7.15
<b>10 Year Jumbo</b>	3.000%	0.00%	3.061%	\$9.66
ARM - Serviced by NEFCU - <i>Call for rate if loan is above \$1,000,000</i>				
Loan Term	Rate	Points	APR	Payment Per \$1,000
<b>5/1 ARM Jumbo</b> 1 YR T-Bill; Margin 2.875; Caps 2/6	3.625%	0.00%	4.391%	\$4.56
<b>5/5 ARM Jumbo</b> 5 YR T-Bill; Margin 2.75; Caps 2/6	3.250%	0.00%	4.176%	\$4.35
<b>7/1 ARM Jumbo</b> 1 YR T-Bill; Margin 2.875; Caps 2/6	3.750%	0.00%	4.321%	\$4.63
<b>10/1 ARM Jumbo</b> 1 YR T-Bill; Margin 2.875; Caps 2/6	3.875%	0.00%	4.253%	\$4.70
<b>15/15 ARM Jumbo</b> 10 YR T-Bill; Margin 2.875; Cap 6	3.750%	0.00%	4.000%	\$4.63

## Government & Other Mortgage Loan Programs Fixed Rate - Serviced by NEFCU

Loan Term	Rate	Points	APR	Payment Per \$1,000
<b>30 Year VA Low Cost*</b> Min. loan amt \$25k	3.875%	0.00%	3.883%	\$4.70
<b>30 Year VA</b> Min. loan amt \$25k	3.375%	0.00%	3.382%	\$4.42
<b>15 Year VA</b> Min. loan amt \$25k	3.375%	0.00%	3.389%	\$7.09
<b>30 Year CHT</b> .25 rate mark up applies if loan not saleable to inv.	3.625%	0.00%	3.649%	\$4.56
<b>15 Year CHT</b> .25 rate mark up applies if loan not saleable to inv.	3.250%	0.00%	3.292%	\$7.03

Fixed Rate - Servicing Released				
Loan Term	Rate	Points	APR	Payment Per \$1,000
<b>30 Year VHFA Advantage</b>	4.250%	0.00%	4.275%	\$4.92
<b>30 Year VHFA Advantage 100% RD</b>	4.000%	0.00%	4.024%	\$4.77
<b>30 Year VHFA MOVE</b>	3.625%	0.00%	3.649%	\$4.56
<b>30 Year VHFA Move 100% RD</b>	3.500%	0.00%	3.524%	\$4.49
<b>30 Year FHA Low Cost*</b> Min. loan amt \$25k	3.750%	0.00%	3.774%	\$4.63
<b>30 Year FHA</b> Min. loan amt. \$25k	3.250%	0.00%	3.257%	\$4.35
<b>15 Year FHA</b> Min. loan amt \$25k	3.250%	0.00%	3.263%	\$7.03

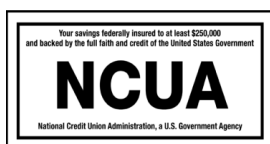
Conventional Mortgage Loans for Investment Properties				
Fixed Rate - Serviced by NEFCU				
Loan Term	Rate	Points	APR	Payment Per \$1,000
<b>30 Year Investment</b> <i>Properties held in an LLC not eligible</i>	4.250%	0.00%	4.275%	\$4.92
<b>20 Year Investment</b> <i>Properties held in an LLC not eligible</i>	4.125%	0.00%	4.159%	\$6.13
<b>15 Year Investment</b> <i>Properties held in an LLC not eligible</i>	4.000%	0.00%	4.043%	\$7.40
<b>10 Year Term/25 Year Amortization</b>	3.750%	0.00%	3.778%	\$5.14
ARM - Serviced by NEFCU				
Loan Term	Rate	Points	APR	Payment Per \$1,000
<b>3/1 ARM</b> 10 Yr Balloon/25 Yr Amort.; Margin 3.125; Caps 2/6	3.500%	0.00%	4.658%	\$5.01
<b>5/1 ARM</b> 10 Yr Balloon/25 Yr Amort.; Margin 3.125; Caps 2/6	3.750%	0.00%	4.540%	\$5.14
<b>7/1 ARM</b> 10 Yr Balloon/25 Yr Amort.; Margin 3.125; Caps 2/6	3.875%	0.00%	4.449%	\$5.21

Mortgage Loans for Land and Construction - Serviced by NEFCU				
Loan Term	Rate	Points	APR	Payment Per \$1,000
<b>1/1 ARM Land Loan</b> 10 Yr Balloon/Variable Amortization up to 20 yrs.; 1 Yr T-Bill; 3.125% Margin; 2/6 Caps	3.250%	0.00%	4.869%	\$5.67
<b>3/1 ARM Land Loan</b> 10 Yr Balloon/Variable Amortization up to 20 yrs.; 1 Yr T-Bill; 3.125% Margin; 2/6 Caps	3.625%	0.00%	4.635%	\$5.86
<b>Construction</b> Primary Residence 6-12 Month Fixed; Interest Only	5.990%	0.00%	6.540%	N/A

Rate Lock Expiration Dates		
60 Day	11/19/19	Rate Sheet Price
75 Day	12/4/19	Add .125 to Points
90 Day	12/19/19	Add .25 to Points
60 days is max lock period for VA & FHA loans		

Index	Value
Weekly Average of the 1 Year Treasury Bill	1.88
Weekly Average of the 3 Year Treasury Bill	1.76
Weekly Average of the 5 Year Treasury Bill	1.75
Weekly Average of the 10 Year Treasury Bill	1.77

Conventional Loan Amount Limit		
Unit Count	Max Loan Amount	
1	\$	484,350.00
2	\$	620,200.00
3	\$	749,650.00
4	\$	931,600.00



All rates quoted above are for a rate lock period of 60 Days. Rate locks are available. Rates can vary according to individual loan situations. Rates and lock periods are subject to change. The payment amount may be higher if escrows for property taxes, homeowner's insurance, or mortgage insurance are applicable.

NEFCU Adjustable Rate Mortgages (ARMs) begin with a fixed rate and adjust upward or downward after the initial fixed term. ARM products contain two numbers. The first number refers to the number of years the interest rate at closing remains fixed. The second number is the number of years in between interest rate changes after the initial fixed term expires.

\* Low cost programs include customary settlement charges only

CONTACT US AT 866-80-LOANS or 866-805-6267 or visit [www.nefcu.com](http://www.nefcu.com)