

**ADJUSTABLE RATE HOME LOAN RATES AND TERMS**  
Effective July 29, 2010 and subject to change.



(877) 732-2848 | sdccu.com

**SAN DIEGO COUNTY CREDIT UNION ADJUSTABLE RATE HOME LOANS FEATURE:**

- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li>• No Risk-Based Pricing</li> <li>• Low CAPs (CMT = 2/2/6<sup>1</sup>)</li> <li>• ZERO Point options</li> </ul> | <ul style="list-style-type: none"> <li>• Free 60-day rate lock<sup>2</sup></li> <li>• Free Rate Roll-Down or Re-Lock</li> </ul> | <ul style="list-style-type: none"> <li>• Low Closing Costs</li> <li>• Loans up to \$1,500,000</li> </ul> |
|---|---|--|

San Diego County Credit Union offers tremendous flexibility in qualifying you for an affordable Home Loan in part because we do not rely on risk-based pricing on our adjustable rate programs. Be sure to check out our 40-Year 5/1 Adjustable Rate Mortgage!

**ADJUSTABLE RATE MORTGAGES: CONFORMING LOANS TO \$417,000 (Purchase or Refinance)**

Loans Amortized Over <u>30 Years</u>	Rate	Points	Annual Percentage Rate (APR)	Estimated Payment per \$1,000
• Rates are for Purchases or Refinances up to 90% Loan-To-Value (LTV). <sup>3</sup>			• Cash-out Refinances up to 80% LTV.	
5/1 CMT	3.750%	0.000	3.326%	\$4.63
	3.500%	1.000	3.317%	\$4.49
	3.250%	2.000	3.309%	\$4.35
7/1 CMT	4.250%	0.000	3.656%	\$4.92
	4.000%	1.000	3.618%	\$4.77
	3.750%	2.000	3.580%	\$4.63
Loans Amortized Over <u>40 Years</u>	Rate	Points	Annual Percentage Rate (APR)	Estimated Payment per \$1,000
• Rates are for Purchases or Refinances up to 80% LTV.			• Cash-out Refinances up to 80% LTV.	
5/1 CMT	3.875%	0.000	3.301%	\$4.10
	3.625%	1.000	3.293%	\$3.95
	3.375%	2.000	3.284%	\$3.80

**ADJUSTABLE RATE MORTGAGES: JUMBO LOANS \$417,001 TO \$1,500,000 (Purchase or Refinance)**

Loans Amortized Over <u>30 Years</u>	Rate	Points	Annual Percentage Rate (APR)	Estimated Payment per \$1,000
• Rates are for Purchases or Refinances up to 90% LTV with a maximum loan amount of \$625,500 <sup>3</sup> .			• Cash-out Refinances up to 70% LTV.	
• Rates are for Purchases or Refinances up to 75% LTV with a maximum loan amount of \$1,500,000.				
5/1 CMT	4.000%	0.000	3.417%	\$4.77
	3.750%	1.000	3.408%	\$4.63
	3.500%	2.000	3.400%	\$4.49
7/1 CMT	4.500%	0.000	3.780%	\$5.07
	4.250%	1.000	3.741%	\$4.92
	4.000%	2.000	3.703%	\$4.77
Loans Amortized Over <u>40 Years</u>	Rate	Points	Annual Percentage Rate (APR)	Estimated Payment per \$1,000
• Rates are for Purchases or Refinances up to 75% LTV.			• Cash-out Refinances up to 70% LTV.	
5/1 CMT	4.125%	0.000	3.376%	\$4.26
	3.875%	1.000	3.367%	\$4.10
	3.625%	2.000	3.358%	\$3.95

**SECOND HOMES: CONFORMING LOANS TO \$417,000**

- |                          |                                 |                                |                                     |
|--------------------------|---------------------------------|--------------------------------|-------------------------------------|
| • 80% LTV for Purchases. | • 80% LTV Rate/Term Refinances. | • 70% LTV Cash-out Refinances. | • Cash-out is limited to \$100,000. |
|--------------------------|---------------------------------|--------------------------------|-------------------------------------|

<sup>1</sup>Index is Constant Maturity Treasury (CMT) + 2.75% Margin - Maximum cap of 2% per year and 6% over the life of the loan.

<sup>2</sup>Rate lock available after loan approval and receipt of \$350 non-refundable application fee for processing.

90% financing available for a maximum 30-Year term on conforming adjustable mortgage products with Mortgage Insurance. Rates and APRs subject to change anytime without notice. Rates shown are not intended to be a commitment to the loan type or amount for which you may qualify. Certain terms and conditions may apply. The APRs for ARMs in this disclosure are based on the weekly average of the 1-Year CMT rates available on the 15<sup>th</sup> of each month or the next business day. Programs available for residential single family, town house, condo or PUD properties located in California.

<sup>3</sup>Maximum financing for a condo is 85% LTV.



**SAN DIEGO COUNTY CREDIT UNION FIXED RATE HOME LOANS FEATURE:**

- Low Closing Costs
- ZERO Point options
- Free 60-day rate lock<sup>1</sup>
- Free Rate Roll-Down or Re-Lock

The "best rate" for each program is quoted below.  
Call or visit us today to find out what options are available to you!

The rate/points you qualify for may be higher based on potential adjustments due to your:

- FICO Score
- Loan-To-Value/Combined Loan-To-Value (LTV/CLTV)
- Property Type  
(Owner-occupied Single Family Residence, Townhouse, Condo, Manufactured Home, 24 Unit, PUD properties located in California. Condos must be Fannie Mae approved.)
- Overall Credit Worthiness (includes, but not limited to, debt ratio, assets, credit history, etc.)
- Cash-out Refinance

**For All Owner Occupied Fixed Rate "Cash Out" Refinances, Add .125% To Rates & APRs.**

**Restrictions May Apply.**

**FIXED RATE MORTGAGES: CONFORMING LOANS TO \$417,000**

**Owner Occupied:** 15-, 20- and 30-Year programs available.

- Rates quoted for a purchase up to 95% LTV.<sup>2,3</sup>
- Mortgage insurance required for loans over 80% LTV.

**Non-Owner Occupied:** 30-Year program only.

- Purchase maximum 80% LTV and add 0.625% to rate.
- Rate/Term refinance maximum 75% LTV and add 0.625% to rate.
- "Cash-out" refinance 70% LTV and add 0.750% to rate.
- Eligible properties: Single Family and Detached PUD only.

**FIRST MORTGAGE LOANS**

Rates quoted apply for loans up to 95% Financing.<sup>3</sup>

	Rate	Points	Annual Percentage Rate (APR)	Estimated Payment per \$1,000
<b>15-Year</b>	4.000%	0.000	4.126%	\$7.40
	3.875%	0.500	4.076%	\$7.33
	3.750%	1.000	4.025%	\$7.27
<b>20-Year</b>	4.500%	0.000	4.602%	\$6.33
	4.375%	0.750	4.565%	\$6.26
	4.250%	2.000	4.589%	\$6.19
<b>30-Year</b>	4.750%	0.000	4.829%	\$5.22
	4.625%	0.750	4.769%	\$5.14
	4.500%	1.500	4.709%	\$5.07



**FIXED RATE MORTGAGES: HIGH BALANCE LOANS \$417,001 - \$625,500**

**San Diego and Orange Counties:**

- Rates are for Purchases up to 90% LTV only.<sup>3</sup>
- Cash-out is limited to \$100,000.

**All Other Counties:**

- Rates are for Purchases up to 80% LTV only.
- Cash-out is limited to \$100,000.

**FIRST MORTGAGE LOANS**

Rates quoted apply for loans up to 90% Financing.<sup>3</sup>

	Rate	Points	Annual Percentage Rate (APR)	Estimated Payment per \$1,000
<b>15-Year</b>	4.375%	0.000	4.476%	\$7.59
	4.250%	0.500	4.410%	\$7.52
	4.125%	1.000	4.343%	\$7.46
<b>30-Year</b>	5.000%	0.000	5.080%	\$5.37
	4.875%	0.750	5.021%	\$5.29
	4.750%	1.500	4.962%	\$5.22

**SECOND HOMES:**

- 80% LTV for Purchases.
- 80% LTV Rate/Term Refinances.
- 70% LTV Cash-out Refinances.
- Cash-out is limited to \$100,000.

<sup>1</sup>Rate lock available after loan approval and receipt of \$350 non-refundable application fee for processing.

<sup>2</sup>95% LTV financing available for a maximum 30-Year term on conforming fixed mortgage products with Mortgage Insurance (rates may be higher). Rates and APRs subject to change anytime without notice. Rates shown are not intended to be a commitment to the loan type or amount for which you may qualify. Certain terms and conditions apply. The APRs for first trust deeds in this disclosure are based on the term stated including applicable points and customary closing costs. Condos must be Fannie Mae eligible.

<sup>3</sup>Maximum financing for a condo is 85% LTV.

