



# New 5/5 ARM!

## Rate adjusts every 5 years

SDCCU's exciting new 5/5 adjustable home loan rate only adjusts every 5 years. This gives you the flexibility of an adjustable rate with added stability.

- Purchases or refinances up to \$1.5 million
- Rebate pricing may cover your closing costs<sup>1</sup>
- Initial rate is fixed for 5 years, then can adjust no more than 2% and is fixed for another 5 years (low rate caps, 2%/2%/5%)



Connect with us!  
Scan this QR code with your smartphone to learn more at [sdccu.com](http://sdccu.com).

**3.250%** Rate

**3.605%** APR

5/5 ARM with (0.375) point rebate which may cover your closing costs!

Rate	Points	APR	Estimated Payment Per \$1,000 borrowed
3.250%	(0.375)	3.605%	\$4.35
3.000%	0.500	3.586%	\$4.22
2.750%	1.500	3.578%	\$4.08



<sup>1</sup>(0.375%) point rebate may be used for title, escrow, lender and third party costs. Rates and APRs accurate as of 02/02/12 for adjustable loans up to \$1,500,000 and 80% loan-to-value. The APR shown is fixed for 5 years, then becomes adjustable and may increase or decrease every 5 years. Index is Constant Maturity Treasury (CMT) + 2.75% Margin - maximum cap of 2% per five years and 5% over the life of the loan. Verification of income, hazard and, if applicable, flood insurance required. APR, rate, terms and conditions are subject to change.



Federally insured by NCUA. Must maintain a \$50 savings balance.

**sdccu.com**  
(877) 732-2848

**ADJUSTABLE RATE HOME LOAN RATES AND TERMS**  
Effective February 03, 2012 and subject to change.

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

- No risk-based pricing
- Low CAPs (CMT = 2/2/6<sup>1</sup>)
- ZERO point options
- Free 60-day rate lock<sup>2</sup>
- Free rate roll-down
- Low closing costs
- Loans up to \$1,500,000

**Call for details!**  
**(877) 732-2848**

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! Rates and APRs quoted below are for up to 80% loan-to-value (LTV) on owner-occupied single family residences.

**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
• Purchases up to 95% LTV or refinances up to 80% LTV.			• Cash-out refinances up to 80% LTV.	
<b>3/1 CMT<sup>3</sup></b>	2.500%	0.000	2.848%	\$3.95
	2.250%	1.000	2.870%	\$3.82
	2.000%	2.000	2.893%	\$3.70
• Purchases up to 97% LTV or refinances up to 95% LTV.			• Cash-out refinances up to 85% LTV. <sup>4</sup>	
<b>5/1 CMT</b>	2.500%	0.000	2.801%	\$3.95
	2.250%	1.000	2.792%	\$3.82
	2.000%	2.000	2.783%	\$3.70
<b>7/1 CMT</b>	2.875%	0.000	2.932%	\$4.15
	2.625%	1.000	2.894%	\$4.02
	2.375%	2.000	2.857%	\$3.89
Loans Amortized Over <u>40 Years.</u>	Rate	Points	Annual Percentage Rate (APR)	Estimated Payment Per \$1,000
• Purchases or refinances up to 80% LTV.			• Cash-out refinances up to 70% LTV.	
<b>5/1 CMT</b>	2.625%	0.000	2.849%	\$3.37
	2.375%	1.000	2.841%	\$3.23
	2.125%	2.000	2.832%	\$3.09

**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
• Purchases or refinances up to 80% LTV with a maximum loan amount of \$1,500,000.			• Cash-out refinances up to 70% LTV.	
<b>3/1 CMT<sup>3</sup></b>	3.125%	0.000	2.988%	\$4.28
	2.875%	1.000	3.011%	\$4.15
	2.625%	2.000	3.034%	\$4.02
• Purchases or refinances up to 95% LTV with a maximum loan amount of \$625,500. <sup>5</sup>			• Cash-out refinances up to 70% LTV.	
• Purchases or refinances up to 80% LTV with a maximum loan amount of \$1,500,000.				
<b>5/1 CMT</b>	3.125%	0.000	3.020%	\$4.28
	2.875%	1.000	3.011%	\$4.15
	2.625%	2.000	3.002%	\$4.02
<b>7/1 CMT</b>	3.500%	0.000	3.225%	\$4.49
	3.250%	1.000	3.188%	\$4.35
	3.000%	2.000	3.150%	\$4.22
Loans Amortized Over <u>40 Years.</u>	Rate	Points	Annual Percentage Rate (APR)	Estimated Payment Per \$1,000
• Purchases or refinances up to 80% LTV.			• Cash-out refinances up to 70% LTV.	
<b>5/1 CMT</b>	3.250%	0.000	3.027%	\$3.73
	3.000%	1.000	3.019%	\$3.58
	2.750%	2.000	3.010%	\$3.44

**SECOND HOMES: CONFORMING LOANS TO \$417,000<sup>3</sup>**

- 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. <sup>3</sup>3/1 CMT not available on second homes. <sup>4</sup>Cash-out restricted to 80% LTV on condos. <sup>5</sup>Condos limited to 90% LTV. 97% financing available for single family residences only with 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, townhouse, condo or PUD properties located in California.



**FIXED RATE HOME LOAN RATES AND TERMS**  
Effective February 03, 2012 and subject to change.

**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

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 (Scores below 740 may have adjustments.)
- Loan-To-Value/Combined Loan-To-Value (LTV/CLTV) ( $\geq 60\%$  LTV will have adjustments.)
- Cash-out refinance ( $>60\%$  LTV will have adjustments.)
- Property types: Owner-occupied single family residence, townhouse, condo, manufactured home, 2-4 unit, PUD properties located in California. Condos must be Fannie Mae approved (warrantable). (Condos, manufactured homes and 2-4 unit properties will have adjustments.)
- Overall credit worthiness (Includes, but not limited to, debt ratio, assets, credit history, etc.)

**Call for details!**  
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**FIXED RATE MORTGAGES: CONFORMING LOANS TO \$417,000**

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

- Purchases up to 97% LTV.<sup>2</sup>
- Mortgage insurance required for loans over 80% LTV.
- Rate/term refinance maximum 95% LTV.
- Cash-out refinance maximum 85% LTV. (Condos maximum 80% LTV.)



**Owner Occupied:** 10-year program available. Purchase, rate/term refinance or cash-out refinance maximum 80% LTV, one-unit only.

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

- Purchase maximum 80% LTV and add 0.500% to rate.
- Rate/term refinance maximum 75% LTV and add 0.500% to rate.
- Cash-out refinance maximum 70% LTV and add 0.500% to rate.

**FIRST MORTGAGE LOANS**

Rates quoted apply for loans up to 80% financing.

		Rate	Points	Annual Percentage Rate (APR)	Estimated Payment Per \$1,000
<b>10-Year</b>		3.000%	0.000	3.155%	\$9.66
		<b>15-Year</b>	3.250%	0.000	3.365%
<b>20-Year</b>		3.000%	1.000	3.260%	\$6.91
		2.750%	2.000	3.156%	\$6.79
		3.750%	0.000	3.842%	\$5.93
<b>30-Year</b>		3.500%	1.000	3.706%	\$5.80
		3.250%	2.000	3.569%	\$5.67
		4.000%	0.000	4.071%	\$4.77
		3.750%	1.000	3.903%	\$4.63
		3.500%	2.000	3.734%	\$4.49

**SECOND HOMES:**

- 80% LTV for purchases.
- 80% LTV rate/term refinances.
- 70% LTV cash-out refinances.
- Cash-out is limited to \$100,000.

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

**San Diego County:**

- Purchases up to 90% LTV up to \$546,250.
- Cash-out is limited to \$100,000.
- Rate/term refinance maximum 90% LTV.
- Cash-out refinance maximum 60% LTV.

**Orange County:**

- Purchases up to 90% LTV up to \$625,500.
- Cash-out is limited to \$100,000.
- Rate/term refinance maximum 90% LTV.
- Cash-out refinance maximum 60% LTV.

**All Other Counties:**

- (not available in Riverside & San Bernardino Counties)
- Purchases up to 80% LTV only.
  - Cash-out is limited to \$100,000.
  - Please call for additional details.

**FIRST MORTGAGE LOANS**

Rates quoted apply for loans up to 80% financing.

		Rate	Points	Annual Percentage Rate (APR)	Estimated Payment Per \$1,000
<b>15-Year</b>		3.625%	0.000	3.742%	\$7.21
		3.375%	1.000	3.639%	\$7.09
		3.125%	2.000	3.536%	\$6.97
<b>30-Year</b>		4.375%	0.000	4.448%	\$4.99
		4.125%	1.000	4.282%	\$4.85
		3.875%	2.000	4.115%	\$4.70

**FIXED RATE MORTGAGES: JUMBO LOANS UP TO \$1,500,000**

**San Diego And Orange Counties:**


- Purchases up to 75% LTV only.
- Cash-out is limited to \$100,000.
- Rate/term refinance maximum 75% LTV.
- Cash-out refinance maximum 70% LTV.

**All Other Counties:**

- Purchases up to 75% LTV only.
- Cash-out is limited to \$100,000.
- Please call for additional details.

**FIRST MORTGAGE LOANS**

Rates quoted apply for loans up to 75% financing.

		Rate	Points	Annual Percentage Rate (APR)	Estimated Payment Per \$1,000
<b>30-Year</b>		4.625%	0.000	4.699%	\$5.14
		4.375%	1.000	4.534%	\$4.99
		4.125%	2.000	4.368%	\$4.85

<sup>1</sup>Rate lock available after loan approval and receipt of \$350 non-refundable application fee for processing. <sup>2</sup>97% financing available for single family residences only with a maximum 30-year term on conforming fixed mortgage products with Mortgage Insurance (rates and APRs will 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. Loans over 80% LTV require Mortgage Insurance. 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 approved (warrantable).

