

Pay \$0 Closing Costs¹

On 5/5 Mortgage Loans

Get flexibility, stability and no closing costs¹ with SDCCU's 5/5 Adjustable Rate Mortgage Home Loan. Your rate can only change once every 5 years with a maximum rate adjustment of 5% over the life of the loan!

5/5 ADJUSTABLE RATE MORTGAGE LOAN

- Available up to 80% Loan-To-Value (LTV) up to \$3,000,000 for owner occupied primary residential purchase, properties owned free and clear and external (non-SDCCU) refinance only
- Cash-out refinances: up to 80% LTV up to \$647,200; up to 70% LTV up to \$3,000,000
- Additional point/buy down options available

Rate	Annual Percentage Rate (APR) ²	Points	Estimated Payment Per \$1,000 Borrowed
2.125%	3.492%	0.000%	\$3.76
2.000%	3.481%	0.500%	\$3.70
1.875%	3.469%	1.000%	\$3.63

Payment example for a \$647,200 30 year term with an initial 3.492% APR and with maximum periodic rate increases: \$2432.84 per month at an interest rate of 2.125% for the first 5 years; \$3025.80 per month at an interest rate of 4.125% for years 6-10; \$3574.43 per month at an interest rate of 6.125% for years 11-15; \$3806.41 per month at an interest rate of 7.125% for years 16-30. Payment example does not include amounts for taxes or insurance premiums; actual payment obligation may be greater.

5/5 POWER PURCHASE MORTGAGE LOAN



ADJUSTABLE RATE MORTGAGES: CONFORMING LOANS

- Available up to 90% LTV for owner occupied primary residential purchase
- Down payment of 10%
- Additional point/buy down options available
- SDCCU pays 100% of your mortgage insurance

Rate	Annual Percentage Rate (APR) ²	Points	Estimated Payment Per \$1,000 Borrowed
2.750%	3.714%	0.000%	\$4.08
2.625%	3.710%	0.500%	\$4.02
2.500%	3.706%	1.000%	\$3.95

Payment example for a \$647,200 30 year term with an initial 3.714% APR and with maximum periodic rate increases: \$2642.14 per month at an interest rate of 2.750% for the first 5 years; \$3265.32 per month at an interest rate of 4.750% for years 6-10; \$3842.06 per month at an interest rate of 6.750% for years 11-15; \$4086.79 per month at an interest rate of 7.750% for years 16-30. Payment example does not include amounts for taxes or insurance premiums; actual payment obligation may be greater.

ADJUSTABLE RATE MORTGAGES: JUMBO LOANS

- Available up to 90% LTV up to \$1,250,000 for owner occupied primary residential purchase
- Down payment of 10%
- Additional point/buy down options available
- SDCCU pays 100% of your mortgage insurance

Rate	Annual Percentage Rate (APR) ²	Points	Estimated Payment Per \$1,000 Borrowed
3.000%	3.802%	0.000%	\$4.22
2.875%	3.798%	0.500%	\$4.15
2.750%	3.793%	1.000%	\$4.08

Payment example for a \$648,200 30 year term with an initial 3.802% APR and with maximum periodic rate increases: \$2732.84 per month at an interest rate of 3.000% for the first 5 years; \$3368.94 per month at an interest rate of 5.000% for years 6-10; \$3957.74 per month at an interest rate of 7.000% for years 11-15; \$4207.95 per month at an interest rate of 8.000% for years 16-30. Payment example does not include amounts for taxes or insurance premiums; actual payment obligation may be greater.

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5/5 ARM HOME LOAN RATES AND TERMS
Effective January 19, 2022 and subject to change.

Continued...

¹No Closing Costs offer available for owner occupied primary residential purchases, properties owned free and clear and external (non-SDCCU) refinances only. Refinance not available on Power Purchase loans. Existing SDCCU[®] home loans may be refinanced to the 5/5 ARM but are not eligible for the No Closing Costs offer. SDCCU will pay your closing costs including but not limited to: lender's title insurance, title services, appraisal, tax service, credit report, flood certification and recording fees. Paid closing costs do not include pre-paid interest, rate lock extension, rate re-lock, rate float down, homeowners insurance, initial escrow deposit, owner's title insurance, or city and/or county transfer tax. Primary residential purchase transactions where seller and/or agent contributions are provided will be applied to the non-recurring closing costs first. In the event seller/agent contributions do not cover all eligible closing costs, SDCCU will cover any eligible remaining costs. Borrower may select escrow and/or title company. Other restrictions may apply. Reimbursement of closing costs: if the loan is paid off within 36 months of origination, a prorated amount of closing costs will be added to the loan payoff amount. SDCCU will not reimburse for any unused seller/agent contributions.

²Rates and APRs accurate as of the date shown above. The rates shown are fixed for 5 years, then become adjustable and may increase or decrease once every 5 years. Maximum rate adjustment is 2% per five years and 5% over the life of the loan. The interest rate quoted is determined by the weekly average yield on the United States Treasury, securities adjusted to a constant maturity of five years (CMT) as made available by the Federal Reserve Board plus a margin of 2.75%. Verification of income, credit, assets, homeowners insurance, hazard, and, if applicable, flood insurance required. APRs, rates, terms and conditions are subject to change.

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. Programs available for residential single family, townhouse, condo or PUD properties located in California. Subject to approval.

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SDCCU® ADJUSTABLE RATE HOME LOANS FEATURE:

- No risk-based pricing
- Low closing costs
- Low CAPs (CMT = 2/2/6¹)
- Loans up to \$3,000,000
- Free 90-day rate lock²
- Additional point/buy down options available

SDCCU 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. 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 (Purchase or Refinance)

Conforming loan limit up to \$647,200.

- Purchases and refinances up to 90% LTV.

- Cash-out refinances up to 80% LTV.

Loans Amortized Over <u>30 Years</u> .	Rate	Annual Percentage Rate (APR)	Points	Estimated Payment Per \$1,000 Borrowed
5/1 CMT	2.375%	2.965%	0.000	\$3.89
	2.250%	2.960%	0.500	\$3.82
	2.125%	2.956%	1.000	\$3.76
7/1 CMT	2.375%	2.868%	0.000	\$3.89
	2.250%	2.850%	0.500	\$3.82
	2.125%	2.832%	1.000	\$3.76

ADJUSTABLE RATE MORTGAGES: JUMBO LOANS (Purchase or Refinance)

Available for all counties:

- Purchases or refinances up to 90% LTV with a maximum loan amount of \$970,800.
- Purchases or refinances up to 80% LTV with a maximum loan amount of \$3,000,000.

- Cash-out refinances up to 70% LTV.

Loans Amortized Over <u>30 Years</u> .	Rate	Annual Percentage Rate (APR)	Points	Estimated Payment Per \$1,000 Borrowed
5/1 CMT	2.375%	2.965%	0.000	\$3.89
	2.250%	2.960%	0.500	\$3.82
	2.125%	2.956%	1.000	\$3.76
7/1 CMT	2.375%	2.868%	0.000	\$3.89
	2.250%	2.850%	0.500	\$3.82
	2.125%	2.832%	1.000	\$3.76

SECOND HOMES: CONFORMING LOANS

Conforming loan limit up to \$647,200.

- 80% LTV for purchases.
- 80% LTV rate/term refinances.
- 65% LTV cash-out refinances.

¹Index is Constant Maturity Treasury (CMT) + 2.75% Margin - maximum cap of 2% per year and 6% over the life of the loan. ²Rate lock available with a specific property identified.

90% 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 any time 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 yield on United States Treasury securities adjusted to a constant maturity of one year, as made available by the Federal Reserve Board. Programs available for residential single family, townhouse, condo or PUD properties located in California.

Apply Today!

SDCCU® FIXED RATE HOME LOANS FEATURE:

- **Low closing costs**
- **ZERO point options**
Additional point/buy down options available
- **Free 90-day rate lock¹**

The “BEST RATE” for each program is quoted below and is based on a purchase loan with a minimum 740 FICO® Score. Actual rate will depend on borrower’s selected loan type and credit profile. The rate you qualify for may be higher based on potential adjustments due to you:

- **FICO Score** (Scores below 740 may have adjustments.)
- **Loan-To-Value/Combined Loan-To-Value**
- **Cash-out refinance**
- **High balance loan amounts**
- **Subordinate financing**
- **Term of the loan**
- **Property types:** Owner-occupied single family residence, townhouse, condo, manufactured home, 2-4 unit², PUD properties located in California. Condo must be Fannie Mae approved (warrantable). (Condos, manufactured homes and 2-4 unit properties will have adjustments.)

Apply online, call or visit a branch today to find out what options are available to you!

FIXED RATE MORTGAGES: CONFORMING LOANS

Conforming loan limit up to \$647,200.

Owner Occupied: 10-, 15-, 20- and 30-year programs available.

- Purchases and rate/term refinances up to 90% LTV.³
- Mortgage insurance required for loans over 80% LTV.
- Cash-out refinance maximum 80% LTV.

Non-Owner Occupied: 10-, 15-, 20- and 30-year programs available.

- Purchase maximum 80% LTV and add 1.000% to rate.
- Rate/term refinance maximum 75% LTV and add 1.000% to rate.
- Cash-out refinance maximum 75% LTV and add 1.000% to rate.

FIRST MORTGAGE LOANS	Rate	Annual Percentage Rate (APR)	Points	Estimated Payment Per \$1,000 Borrowed
10-Year	2.000%	2.047%	0.000	\$9.20
	1.875%	2.024%	0.500	\$9.15
	1.750%	2.001%	1.000	\$9.09
15-Year	2.250%	2.283%	0.000	\$6.55
	2.125%	2.227%	0.500	\$6.49
	2.000%	2.172%	1.000	\$6.44
20-Year	2.750%	2.775%	0.000	\$5.42
	2.625%	2.705%	0.500	\$5.36
	2.500%	2.634%	1.000	\$5.30
30-Year	2.750%	2.768%	0.000	\$4.08
	2.625%	2.681%	0.500	\$4.02
	2.500%	2.594%	1.000	\$3.95

SECOND HOMES

- Purchases and rate/term refinances up to 80% LTV.
- Cash-out refinance maximum 75% LTV.

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FIXED RATE HOME LOAN RATES AND TERMS

Effective January 19, 2022 and subject to change.

Continued...

FIXED RATE MORTGAGES: HIGH BALANCE LOANS

The Federal Housing Finance Agency (FHFA) publishes annual conforming loan limits that apply to all conventional mortgages, including general loan limits and the high-cost area loan limits. High-cost area loan limits vary by county, ask for details.

Owner Occupied: 10-, 15-, 20- and 30-year programs available.

- Purchases and rate/term refinances up to 90% LTV.³
- Mortgage insurance required for loans over 80% LTV.
- Cash-out refinance maximum 80% LTV.

Non-Owner Occupied: 10-, 15-, 20- and 30-year programs available.

- Purchase maximum 80% LTV and add 1.000% to rate.
- Mortgage insurance required for loans over 80% LTV.
- Rate/term refinance maximum 75% LTV and add 1.000% to rate.
- Cash-out refinance maximum 75% LTV and add 1.000% to rate.

FIRST MORTGAGE LOANS	Rate	Annual Percentage Rate (APR)	Points	Estimated Payment Per \$1,000 Borrowed
10-Year	2.000%	2.047%	0.000	\$9.20
	1.875%	2.024%	0.500	\$9.15
	1.750%	2.001%	1.000	\$9.09
15-Year	2.250%	2.283%	0.000	\$6.55
	2.125%	2.227%	0.500	\$6.49
	2.000%	2.172%	1.000	\$6.44
20-Year	2.750%	2.775%	0.000	\$5.42
	2.625%	2.705%	0.500	\$5.36
	2.500%	2.634%	1.000	\$5.30
30-Year	2.750%	2.768%	0.000	\$4.08
	2.625%	2.681%	0.500	\$4.02
	2.500%	2.594%	1.000	\$3.95

SECOND HOMES

- Purchases up to 80% LTV.
- Rate/term refinance maximum 80% LTV.
- Cash-out refinance maximum: 75% LTV.

FIXED RATE MORTGAGES: JUMBO LOANS

Jumbo loan limits are loan amounts that either exceed conventional or high-cost area loan limits published by the Federal Housing Finance Agency (FHFA) annually. As such, the starting loan amount for jumbo loans may vary based on county, ask for details.

- Owner occupied purchases up to 90% LTV only
- Rate/term refinance maximum 80% LTV.
- Cash-out refinance maximum 70% LTV.

FIRST MORTGAGE LOANS	Rate	Annual Percentage Rate (APR)	Points	Estimated Payment Per \$1,000 Borrowed
10-Year	1.875%	1.922%	0.000	\$9.15
	1.750%	1.898%	0.500	\$9.09
	1.625%	1.875%	1.000	\$9.03
15-Year	2.125%	2.157%	0.000	\$6.49
	2.000%	2.102%	0.500	\$6.44
	1.875%	2.047%	1.000	\$6.38
20-Year	2.625%	2.650%	0.000	\$5.36
	2.500%	2.580%	0.500	\$5.30
	2.375%	2.509%	1.000	\$5.24
30-Year	2.750%	2.768%	0.000	\$4.08
	2.625%	2.681%	0.500	\$4.02
	2.500%	2.594%	1.000	\$3.95

¹Rate lock available with a specific property identified.

²Higher loan amounts available. Rates shown are based on one (1) unit properties. Multiple unit property terms and loan programs may vary.

³90% financing available for single family residences and condos with a maximum 30-year term on conforming and high balance fixed mortgage products with Mortgage Insurance (rates and APRs will be higher). Rates and APRs subject to change any time 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).

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