

# Pay \$0 Closing Costs<sup>1</sup>

## On 5/5 Mortgage Loans

Get flexibility, stability and no closing costs<sup>1</sup> 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) and \$1,500,000 for owner occupied primary residential purchase and external (non-SDCCU) refinance only
- Cash-out up to 70% LTV for refinances only, not purchases

Rate	Annual Percentage Rate (APR) <sup>2</sup>	Points	Estimated Payment Per \$1,000 Borrowed
3.250%	4.125%	0	\$4.35

Payment example for a \$424,100 30 year term with an initial 4.125% APR and with maximum periodic rate increases: \$1,845.71 per month at an interest rate of 3.250% for the first 5 years; \$2,269.65 per month at an interest rate of 5.250% for years 6-10; \$2,662.15 per month at an interest rate of 7.250% for years 11-15; \$2,829.19 per month at an interest rate of 8.250% 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



Pay  
**\$0**  
closing costs<sup>1</sup>



Put just  
**10%**  
down<sup>3</sup>



SDCCU\* pays  
**100%**  
of your mortgage insurance<sup>4</sup>

### ADJUSTABLE RATE MORTGAGES: CONFORMING LOANS

- Available up to 90% LTV and \$424,100 for owner occupied primary residential purchase
- Down payment of 10%
- SDCCU pays 100% of your mortgage insurance<sup>4</sup>

Rate	Annual Percentage Rate (APR) <sup>2</sup>	Points	Estimated Payment Per \$1,000 Borrowed
3.750%	4.304%	0	\$4.63

Payment example for a \$424,100 30 year term with an initial 4.304% APR and with maximum periodic rate increases: \$1,964.07 per month at an interest rate of 3.750% for the first 5 years; \$2,403.30 per month at an interest rate of 5.750% for years 6-10; \$2,810.19 per month at an interest rate of 7.750% for years 11-15; \$2,983.86 per month at an interest rate of 8.750% 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 and \$424,101 - \$1,250,000 for owner occupied primary residential purchase
- Down payment of 10%
- SDCCU pays 100% of your mortgage insurance<sup>4</sup>

Rate	Annual Percentage Rate (APR) <sup>2</sup>	Points	Estimated Payment Per \$1,000 Borrowed
4.000%	4.395%	0	\$4.77

Payment example for a \$425,100 30 year term with an initial 4.395% APR and with maximum periodic rate increases: \$2,029.49 per month at an interest rate of 4.000% for the first 5 years; \$2,447.29 per month at an interest rate of 6.000% for years 6-10; \$2,892.26 per month at an interest rate of 8.000% for years 11-15; \$3,069.65 per month at an interest rate of 9.000% for years 16-30. Payment example does not include amounts for taxes or insurance premiums; actual payment obligation may be greater.

[Apply Today!](#)

Continued...

**5/5 POWER PURCHASE *PLUS* MORTGAGE LOAN**



**NEW!** Pay **\$0** closing costs<sup>1</sup> Put just **5%** down<sup>3</sup> SDCCU<sup>®</sup> pays **100%** of your mortgage insurance<sup>4</sup>

ADJUSTABLE RATE MORTGAGES: CONFORMING LOANS			
<ul style="list-style-type: none"> <li>Available up to 95% LTV and \$424,100 for owner occupied primary residential purchase</li> </ul>		<ul style="list-style-type: none"> <li>Down payment of 5%</li> <li>SDCCU pays 100% of your mortgage insurance<sup>4</sup></li> </ul>	
Rate	Annual Percentage Rate (APR) <sup>2</sup>	Points	Estimated Payment Per \$1,000 Borrowed
3.875%	4.349%	0	\$4.70

Payment example for a \$424,100 30 year term with an initial 4.349% APR and with maximum periodic rate increases: \$1,994.28 per month at an interest rate of 3.875% for the first 5 years; \$2,437.27 per month at an interest rate of 5.875% for years 6-10; \$2,847.72 per month at an interest rate of 7.875% for years 11-15; \$3,023.05 per month at an interest rate of 8.875% 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			
<ul style="list-style-type: none"> <li>Purchases only, available up to 95% LTV and \$424,101 - \$1,000,000 for owner occupied primary residential purchase</li> </ul>		<ul style="list-style-type: none"> <li>Down payment of 5%</li> <li>SDCCU pays 100% of your mortgage insurance<sup>4</sup></li> </ul>	
Rate	Annual Percentage Rate (APR) <sup>2</sup>	Points	Estimated Payment Per \$1,000 Borrowed
4.125%	4.440%	0	\$4.85

Payment example for a \$425,100 30 year term with an initial 4.440% APR and with maximum periodic rate increases: \$2,060.25 per month at an interest rate of 4.125% for the first 5 years; \$2,511.78 per month at an interest rate of 6.125% for years 6-10; \$2,930.29 per month at an interest rate of 8.125% for years 11-15; \$3,109.33 per month at an interest rate of 9.125% for years 16-30. Payment example does not include amounts for taxes or insurance premiums; actual payment obligation may be greater.

<sup>1</sup>No Closing Costs offer available for owner occupied primary residential purchases and external (non-SDCCU) refinances only (refinance not available on Power Purchase or Power Purchase Plus loans). SDCCU<sup>®</sup> 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, homeowners insurance, initial escrow deposit, owner's title insurance, or city and/or county transfer tax. Borrower may select escrow and/or title company. Other restrictions may apply. There is an upfront \$350 application fee that is non-refundable if your loan is denied or canceled. 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.

<sup>2</sup>Rates 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.

<sup>3</sup>Down payment must be from own funds, gifts funds not allowed.

<sup>4</sup>See [full disclosure](#) regarding lender paid mortgage insurance.

**Apply Today!**

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

- **No risk-based pricing**
- **Low CAPs (CMT = 2/2/6<sup>1</sup>)**
- **Free 60-day rate lock<sup>2</sup>**
- **ZERO point options**
- **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. 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 \$424,100 (Purchase or Refinance)**

- Purchases and refinances up to 95% 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
<b>5/1 CMT</b>	3.125%	3.712%	0.000	\$4.28
<b>7/1 CMT</b>	3.500%	3.789%	0.000	\$4.49
	3.250%	3.753%	1.000	\$4.35

**ADJUSTABLE RATE MORTGAGES: JUMBO LOANS \$424,101 TO \$1,500,000 (Purchase or Refinance)**

Available for all counties:

- Purchases or refinances up to 95% LTV with a maximum loan amount of \$636,150.
- Purchases or refinances up to 80% LTV with a maximum loan amount of \$1,500,000.

- 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
<b>5/1 CMT</b>	3.125%	3.712%	0.000	\$4.28
<b>7/1 CMT</b>	3.500%	3.789%	0.000	\$4.49
	3.250%	3.753%	1.000	\$4.35

**SECOND HOMES: CONFORMING LOANS TO \$424,100**

- 80% LTV for purchases.
- 80% LTV rate/term refinances.
- 65% 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 with a specific property identified, receipt of the non-refundable \$350 application fee and conditional loan approval.

95% 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!**

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

- Low closing costs
- ZERO point options
- Free 60-day rate lock<sup>1</sup>

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
- Cash-out refinance
- High balance loan amounts
- Subordinate financing

- **Property types:** Owner-occupied single family residence, townhouse, condo, manufactured home, 2-4 unit<sup>2</sup>, PUD properties located in California. Condos must be Fannie Mae approved (warrantable). (Condos, manufactured homes and 2-4 unit properties will have adjustments.)

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

**FIXED RATE MORTGAGES: CONFORMING LOANS TO \$424,100**

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

- Purchases and rate/term refinances up to 95% LTV.<sup>3</sup>
- 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
<b>10-Year</b>	3.375%	3.440%	0.000	\$9.83
<b>15-Year</b>	3.500%	3.545%	0.000	\$7.15
	3.250%	3.440%	1.000	\$7.03
	3.000%	3.334%	2.000	\$6.91
<b>20-Year</b>	4.000%	4.036%	0.000	\$6.06
	3.750%	3.900%	1.000	\$5.93
	3.500%	3.764%	2.000	\$5.80
<b>30-Year</b>	4.125%	4.151%	0.000	\$4.85
	3.875%	3.983%	1.000	\$4.70
	3.625%	3.815%	2.000	\$4.56

**SECOND HOMES**

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

Apply Today!

**FIXED RATE HOME LOAN RATES AND TERMS**  
Effective July 22, 2017 and subject to change.

Continued...

**FIXED RATE MORTGAGES: HIGH BALANCE LOANS \$424,101 - \$636,150**

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 geographic location. For example: San Diego County = \$612,950; Los Angeles/Orange Counties = \$636,150; San Bernardino/Riverside Counties = Not Available

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

- Purchases and rate/term refinances up to 95% LTV.<sup>3</sup>
- 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
<b>10-Year</b>	3.500%	3.565%	0.000	\$9.89
<b>15-Year</b>	3.625%	3.670%	0.000	\$7.21
	3.375%	3.565%	1.000	\$7.09
	3.125%	3.460%	2.000	\$6.97
<b>20-Year</b>	4.000%	4.036%	0.000	\$6.06
	3.750%	3.900%	1.000	\$5.93
	3.500%	3.763%	2.000	\$5.80
<b>30-Year</b>	4.125%	4.151%	0.000	\$4.85
	3.875%	3.983%	1.000	\$4.70
	3.625%	3.815%	2.000	\$4.56

**SECOND HOMES**

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

**FIXED RATE MORTGAGES: JUMBO LOANS \$424,101 - \$1,500,000**

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. For example: San Diego County = \$612,951; Los Angeles/Orange Counties = \$636,151; San Bernardino/Riverside Counties = \$424,101.

- Owner occupied purchases up to 80% 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
<b>10-Year</b>	3.625%	3.690%	0.000	\$9.95
<b>15-Year</b>	3.750%	3.795%	0.000	\$7.27
	3.500%	3.691%	1.000	\$7.15
	3.250%	3.586%	2.000	\$7.03
<b>20-Year</b>	3.875%	3.910%	0.000	\$5.99
	3.625%	3.774%	1.000	\$5.86
	3.375%	3.637%	2.000	\$5.74
<b>30-Year</b>	4.000%	4.026%	0.000	\$4.77
	3.750%	3.858%	1.000	\$4.63
	3.500%	3.688%	2.000	\$4.49

<sup>1</sup>Rate lock available with a specific property identified, receipt of the non-refundable \$350 application fee and conditional loan approval.

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

<sup>3</sup>95% 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).

**Apply Today!**