

**Your actual rate, payment, and costs could be higher.  
Get an official Loan Estimate before choosing a loan.**

**FAIRFIELD FEDERAL**

Lancaster and Pickerington 800-650-0987

www.fairfieldfederal.com

Mortgage Loans in Fairfield, Franklin, Licking and Pickaway Counties.

**TODAY'S RATES**

January 17, 2018

	Rates	APR	Payment (Based on Loan of \$100,000)	Months
<b>HOME LOANS</b>				
(We lend up to 90% of appraised value, normally not to exceed 100% of purchase price; 10% down payment normally required) (No application fee. Estimated closing costs \$700 plus appraisal fee, wire fee, flood certification and title charges*. Construction Loan Inspection Fee \$400.00.)				
15 Year Fixed Rate	3.875%	<b>4.018%</b>	\$733.44	180
30 Year Fixed Rate	4.375%	<b>4.458%</b>	\$499.29	360
30 Year 5/1 ARM Special (Introductory rate for 5 years, then a variable rate of at least 4.99% for 25 years.) (The Annual Percentage Rate may increase after the loan is closed.) (No application fee, no wire fee, no origination fee, no appraisal fee. Construction ARM loan not available.)	3.500%	<b>4.464%</b>	\$449.04	for 60 months, then 300 payments of at least \$523.84
<b>HOME EQUITY LINES OF CREDIT</b>				
(No application fee. Estimated closing costs \$107.00 plus appraisal fee if applicable)				
Adjustable Rate Home Equity Line of Credit	4.500%	<b>4.500%</b>		
<b>1 - 4 FAMILY RESIDENTIAL RENTAL PROPERTY LOANS</b>				
(We lend up to 85% of the purchase price or appraised value whichever is lower) (No application fee. Estimated closing costs 1.0% of loan amount (minimum \$700.00) plus appraisal fee and title charges* )				
25 Year Fixed	6.625%			
30 Year 1/1 ARM (The Interest Rate will increase after the first change date.)	4.875%			
30 Year 5/1 ARM (The Interest Rate will increase after the first change date.)	5.625%			
<b>5 or MORE RESIDENTIAL RENTAL PROPERTY AND COMMERCIAL PROPERTY LOANS</b>				
(Closing costs, interest rates, repayment and other terms are customized for each loan. ) (No application fee. )				
20 Year Fixed				
25 Year 1/1 ARM				
25 Year 5/1 ARM				
			<b>Call us for details about rates and terms.</b>	
<b>VACANT LAND LOANS</b>				
(We lend up to 65% of the purchase price or appraised value whichever is lower. Maximum loan \$100,000) (No application fee. Estimated closing costs 1.0% of loan amount (minimum \$700.00) plus appraisal fee and title charges* ) (The Annual Percentage Rate may increase after the loan is closed.)				
10 Year 1/1 ARM	4.875%	<b>5.832%</b>	\$1,054.56	for 12 months, then 108 payments of at least \$1,093.71

This is SUMMARY INFORMATION about our interest rates and closing costs.

Please visit our web site for additional information and additional disclosures.

**All of our loan terms are SUBJECT TO CHANGE AT ANY TIME.**

**The above payment amounts are estimates based on a loan amount of \$100,000. Your APR and payment will vary based on your final loan amount and finance charges.**

Lender NMLS#: 402612



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**January 17, 2018**

Loans of more than \$1,000,000 require prior approval by our Board of Directors.

\*Appraisal/Title Charges: Appraisal fee is typically **\$350** or less. Title charges are based on type of loan and loan amount.

They include, but are not limited to, closing fee, title examination, commitment fee, delivery fee and title insurance.

**We do not require Private Mortgage Insurance and do not escrow for real estate taxes or home insurance.**

On Commercial Mortgage Loans, and 5 or more Residential Rental Property Loans, an outside appraisal is required.

Payment must be received before appraisal is ordered.

"Discount Points" (or "buy down") are 1 point (1%) for each 0.125% rate reduction for a 30 year and 15 year FRM loan. Max .25% Interest Rate Reduction

"Discount Points" (or "buy down") are not available for ARM loans or Promotional Rates.

We offer a 300 day Rate Lock on our fixed home loan rates. The Rate Lock fee is 1% of the loan amount for this service.

The fee is refundable only if we exercise any provision in our Commitment Letter under which we may decline to settle the loan.

You must pay the fee to us not more than seven calendar days after the date of your loan commitment letter.

During the rate lock period the customer may choose a one-time "float down" of the interest rate for no fee.

For details ask for a copy of our Rate Lock Agreement.

We also offer a 300 day funds only commitment for no fee.

The borrower may receive a reduction of 1/8th% on the interest rate on any new loan for having the payment

automatically deducted from the borrower's checking account at Fairfield Federal.

County Recording and Flood Determination fees apply to all loans.

ARM home loans have a margin of 3%. ARM rental, commercial and land loans have a margin of 4%.

All ARM loans have a first rate change cap of 2%, an annual cap of 2%, a life-of-loan cap of 6%, and a floor rate of 4.99%.

The annual percentage rate may be increased after the loan closes.

The current 1 year Treasury index for ARM loans is 1.78%.

The interest rate for Adjustable Rate HELOCs is variable based on the Prime Rate. The minimum rate is 4.500% and maximum rate is 18%.

After the first year there is an annual participation fee of \$50.00.

Minimum loan amount is \$10,000.00.

Your APR will vary based on your final loan amount and finance charges.

This is SUMMARY INFORMATION about our interest rates and closing costs which we intend to be used by Realtors and builders.

Please visit our web site for additional information and additional disclosures.

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**Lender NMLS#: 402612**