

# Find your nest. Be at home.



Do you know that there are as many different mortgages as there are homes? And finding the right mortgage can mean getting more house for your money. Feel as good about your mortgage as you do about your home. Allegacy offers a complete line of Mortgage Loans to meet your particular home-buying needs. Visit [allegacy.org/mortgages](http://allegacy.org/mortgages) or talk with an Allegacy Mortgage Specialist at [allegacy.org/mortgage-loan-specialists](http://allegacy.org/mortgage-loan-specialists) for individual assistance.

## **ALWAYS KNOW WHAT YOUR PAYMENT WILL BE**

We offer a number of Fixed Rate Mortgages. Your principal and interest does not vary over the term that you select. Choose from a term of either 15, 20 or 30 years.\*

## **VA LOANS (VETERAN'S ADMINISTRATION)**

Up to 100% financing available for those receiving a benefit from the Veteran's Administration. This includes those who have served our country and are on active duty or are retired from duty.

## **ADJUSTABLE RATE LOANS**

Opt for lower payments that adjust after a set period of time.

## **SPECIAL MORTGAGE PROGRAMS**

We offer a variety of special loans for specific property purposes. Ask an Allegacy Mortgage Specialist for more details on these great loan programs:

- ✓ Purchase and refinance loans
- ✓ First-time homebuyers program
- ✓ Primary residences, second homes and investment properties
- ✓ Single family residences, condos, townhomes, manufactured + modular homes



**FEDERAL CREDIT UNION**

## START LOW AND ADJUST FROM THERE

We have a number of Adjustable Rate Mortgages (ARMs) which allow home buyers to consider lower payments that adjust after a set number of years. The chart below outlines the ARMs we offer, period when the interest rate is adjusted, cap per adjustment and maximum percentage increase over the starting rate.

MORTGAGE TYPE	FIXED PERIOD*	ADJUSTABLE PERIOD*	CAP PER PERIOD	LIFETIME CAP OVER START RATE
2/1 ADJUSTABLE RATE	2 Years	12 Months	2%	6%
5/1 ADJUSTABLE RATE	5 Years	12 Months	2% / 1%	5%
JUMBO 5/1	5 Years	12 Months	5% / 2%	5%
7/1 ADJUSTABLE RATE	7 Years	12 Months	5% / 2%	5%
JUMBO 7/1	7 Years	12 Months	5% / 2%	5%
10/1 ADJUSTABLE RATE	10 Years	12 Months	5% / 1%	5%
15/15 ADJUSTABLE RATE	15 Years	180 Months	5%	5%

## MORE THAN A MORTGAGE LENDER: A FINANCIAL PARTNER

Work with Allegacy and you'll find a partner with your best interests in mind. We'll not only help you find the right mortgage, but also provide a number of other special services and benefits such as:

- ✓ Extremely competitive rates
- ✓ Loan decisions made locally
- ✓ Typically lower closing costs
- ✓ Free SmartRate Checking
- ✓ Investment & Financial Counseling

## NOT A MEMBER? JOIN TODAY.

**VISIT US ONLINE, AT YOUR NEAREST FINANCIAL CENTER OR CALL 336.774.3400 TODAY.**

Allegacy is an Equal Housing Lender. All loans are subject to credit & property approval. \*Rates are based on your credit history and profile. Rates, terms and products are subject to change without notice. Certain restrictions may apply. Adjustable rate mortgages are available in CA, CT, DE, District of Columbia, FL, GA, IL, IN, MD, NJ, NC, PA, SC, TX, VA, WV. Conventional fixed rates are available in all states, except NY, NV and HI.

30-Year Adjustable Rate Example: Let's assume you have a 10/1 ARM loan amount of \$200,000, a loan term of 30 years, an initial interest rate of 6.375%/7.028 APR and a margin of 2.50%. Under these assumptions, your initial loan payment for principal and interest will be \$1,247.74. If your interest rate reached the lifetime maximum cap of 11.375% at your first adjustment, your remaining payments would be \$1788.00. To see what your payments would have been during that period show above, divide your mortgage amount by \$10,000; then multiply the monthly payment by that amount. For example, the monthly payment for a mortgage amount of \$60,000 would be: \$60,000 divided by \$10,000 = 6; 6 x \$41.49 = \$248.94 per month.

Fixed Rate Example: \$200,000 loan amount: 6.625%/6.877% APR fixed rate for 30 year term = \$1280.62 principal and interest payment. Monthly payments do not include taxes and insurance and the actual payment obligation will be greater. Membership eligibility required.

