

**FAIRFIELD FEDERAL**

Lancaster and Pickerington 800-650-0987

www.fairfieldfederal.com

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

**TODAY'S RATES**

**February 7, 2012**

	Rates	APR
<b>HOME LOANS</b>		
(Up to 90% of appraised value, normally not to exceed 100% of purchase price)		
(No application fee. Estimated closing costs \$700 plus appraisal fee and title charges*. Construction Loan Inspection Fee \$400.00)		
15 Year Fixed Rate	4.125%	<b>4.195%</b>
30 Year Fixed Rate	4.375%	<b>4.415%</b>
<i>Fixed Rate Home Equity Line of Credit</i>		
(No application fee. Estimated closing costs \$111.00 plus appraisal fee if applicable)		
Fixed Rate Home Equity Line of Credit	6.500%	<b>6.500%</b>
<i>Adjustable Rate Home Equity Line of Credit</i>		
(No application fee. Estimated closing costs \$111.00 plus appraisal fee if applicable)		
Adjustable Rate Home Equity Line of Credit	5.250%	<b>5.250%</b>
<b>1 - 4 FAMILY RESIDENTIAL RENTAL PROPERTY LOANS</b>		
(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	6.500%	<b>6.622%</b>
30 Year 1/1 ARM (Spec loans to builders 85%LTV)	5.875%	<b>4.376%</b>
30 Year 5/1 ARM	6.250%	<b>5.044%</b>
<b>5 or MORE RESIDENTIAL RENTAL PROPERTY AND COMMERCIAL PROPERTY LOANS</b>		
(Up to 85% of the purchase price or appraised value whichever is lower)		
(Closing costs, interest rates, repayment and other terms are customized for each loan. Today's rate and closing costs indications are:)		
(No application fee. Estimated closing costs 1.25% of loan amount (minimum \$700.00) plus title charges* and out of pocket expenses)		
20 Year Fixed	7.000%	<b>7.179%</b>
25 Year 1/1 ARM	6.125%	<b>4.464%</b>
25 Year 5/1 ARM	6.500%	<b>5.320%</b>
<b>VACANT LAND LOANS</b>		
(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* )		
10 Year 1/1 ARM	6.250%	<b>4.880%</b>

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

This information should not be considered a Good Faith Estimate under federal regulations.

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

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



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

\*Appraisal/Title Charges: Appraisal fee **\$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 0.25% rate reduction for a 30 year and 15 year FRM loan.

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

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

A first change cap of 2%, an annual cap of 2% and a life-of-loan cap of 5%. The annual percentage rate may be increased after the loan closes.

The current 1 year Treasury index for ARM loans is **0.13%**

The interest rate for Adjustable Rate HELOCs is variable based on the Prime Rate. The minimum rate is 2% and maximum rate is 18%.

After the first year there is an annual participation fee of \$50.00 for both Fixed and Adjustable Rate HELOC's.

Minimum loan amount is \$10,000.00.

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

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