

Home Equity Fixed Rate Information Guide

**This document contains important information about our Fixed Rate Home Equity Loan.
You should read it carefully and retain a copy for your records.**

Dear Member:

Thank you for requesting information on our Fixed Rate Home Equity Loan. Please read the following carefully.

- If your deed is jointly held or you live in a community property (AZ, CA, LA, NM, TX, WA, and WI) your spouse will be required to sign certain paperwork related to the collateral securing the loan. There are other states that require a spouse to sign regardless if they are on the title or not.
- **Program Term:** 5, 7, 10, 15 or 20 years (interest rate is based on term).
- **This loan can only be secured with a primary residence or second home.** Land loans, investment properties, manufactured homes, mobile homes and homes deeded under a Trust Agreement are disqualified.
- All borrowers and co-borrowers on an APCI FCU loan are required to be a member of the Credit Union. Please call for more information
- **Maximum Loan Amount:** 85% of the appraised value minus existing mortgage(s) balance and credit limits.
- **Interest Rate:** Fixed. Your Interest Rate is locked at time of application for a period of no longer than 90 days. If the rate drops during your 90-day period, you will automatically be relocked at the lower rate.
- **Fees:** There are no fees associated with this loan product. However, appraisal fees in excess of \$500 and recording fees in excess of \$200 will be the responsibility of the borrower. Appraisal fees are generally less than \$500. States with high recording fees include, but are not limited to: CA, FL, KS, MD, NJ, NY, VA, and the Parish of Orleans in LA. Recording fees in most states are under \$200.
- The minimum amount that can be borrowed is \$10,000. The maximum amount that can be borrowed is \$1,500,000.
- Your mortgage will be held and serviced by APCI Federal Credit Union. We do not sell our mortgage loans.
- If a formal appraisal is required, we will have the appraiser contact you for an appointment. We will provide you with a copy of the appraisal.
- Your Loan Officer will contact you when the loan documents are ready for signature. State law requires that you, (and the co-applicant, or any other parties listed on the deed) sign these documents in the presence of a notary.
- Hazard Insurance coverage must be provided in an amount equal to the total of the Credit Union's original loan amount plus the outstanding balance of any lien or mortgage in a priority position. We will contact your insurance agent to add "APCI Federal Credit Union" as a mortgagee to your homeowner's insurance policy.



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- If your property is located in a Special Flood Hazard Area as designated in the Flood Disaster Protection Act of 1973, we require that you maintain a Federal Flood Policy or suitable substitute. Flood Insurance coverage must be provided in an amount equal to the total of the Credit Union’s original loan amount plus the outstanding balance of any lien or mortgage in a priority position. We will contact your insurance agent to add “APCI Federal Credit Union” as a mortgagee to your flood insurance policy.
- Someone purchasing your home cannot assume the remainder of your mortgage loan with the Credit Union.

Our Fixed Rate Home Equity Loan is a flexible and attractive product to meet your financial needs. If you have any questions, please call us at 800-821-5104.

Sincerely,

Your APCI Federal Credit Union Loan Services Team

ADVANTAGES

- Low interest rate
- Consolidate your debt and make one loan payment
- Possible tax advantages - please consult your tax advisor
- Your mortgage will be held and serviced by APCI Federal Credit Union; we do not sell our mortgage loans

CREDIT TERMS

- Minimum loan amount of \$10,000
- Maximum loan amount of \$1,500,000
- Based on 85% of appraised value less any mortgage(s) balance

REPAYMENT TERMS

- Terms up to 20 years
- Fixed payments
- Automated transfer payments are available
- No prepayment penalties

ESTIMATE YOUR AVAILABLE EQUITY

- To find out how much you may be eligible to borrow, complete the calculation below:

Estimated Value of Your Home		
	X 85%	
Less mortgages, judgments, or liens		
(Lendable) EQUITY =	\$	