

## Refinance Mortgage Information Guide for Texas Residents

**This document contains important information about our Refinance Mortgage Loan.  
You should read it carefully and retain a copy for your records.**

Dear Member:

Thank you for requesting information on our Refinance Mortgage Loan. Please read the following carefully.

- **Texas is a Community Property State.** Anyone on the deed, and their spouse, will be required to sign certain paperwork related to the collateral securing the loan.
- All borrowers and co-borrowers on an APCI FCU loan are required to be a member of the Credit Union. Please note, a joint owner of a Credit Union account is not considered to be a member.
- **Program Term:** 5, 10, 15, 20, or 30 years (Interest rate is based on term).
- **This program can only be applied to refinances, not purchases.** This loan can only be applied to primary residences or second homes under 10 acres with no agricultural tax exemptions. Land loans, investment properties, manufactured homes, mobile homes, and homes deeded under a Trust Agreement are disqualified.
- If you are looking to refinance your primary residence and take additional cash out, please call for additional information. Texas State Law has additional guidelines for cash out refinancing.
- **Maximum Loan Amount:** The maximum amount available is 80% of your home's appraised value with a limit of \$1,500,000. APCI Federal Credit Union must be in the first lien position. If you presently have a home equity loan with another institution, please call the Credit Union for more information.
- **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 is a Loan Processing Fee due at time of disbursement based on rate chosen. We will pay for appraisal fees up to \$500. Appraisal fees in excess of \$500 will be the responsibility of the borrower. Appraisal fees are generally less than \$500.
- Your mortgage will be held and serviced by the APCI Federal Credit Union. We do not sell our mortgage loans.
- APCI Federal Credit Union does not escrow real estate taxes or homeowner's insurance.
- The minimum amount is \$10,000. The maximum loan amount is \$1,500,000.
- There are mandatory State and Federal waiting periods associated with mortgage loans in the State of Texas. For more information, please contact the Credit Union.

- 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. You may be required to sign the loan documents at a designated Title Company or Attorney's office, if your loan request qualifies as a Texas home equity loan.
- 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. We will contact your insurance agent to add the "APCI Federal Credit Union" as a mortgagee to your homeowner's insurance policy.
- 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 the "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 Refinance Mortgage 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
- Your mortgage will be held and serviced by the APCI Federal Credit Union; we do not sell our mortgage loans

#### **CREDIT TERMS**

- Minimum loan amount is \$10,000
- Maximum loan amount of \$1,500,000 for all terms
- Based on 80% of appraised value

#### **REPAYMENT TERMS**

- Terms up to 30 years
- Fixed payments
- Automated transfer payments are available
- No Prepayment Penalties