

Refinance Mortgage Information Guide

**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.

- If your deed is jointly held or if 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.**
- 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 may not be considered to be a member. Please call for more information.
- **Program Term:** 5, 10, 15, 20, or 30 years (interest rate is based on term).
30 year term only available on primary residence.
- **This program can only be applied to refinances, not purchases.** 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.
- **Maximum Loan Amount:** The maximum amount available is up to 90% of your home's appraised value with a limit of \$1,000,000, or 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 have an outstanding real estate loan with another institution, the loan will need to be paid off through the refinance. If you have a Home Equity Line of Credit with another institution, the line must be closed prior to disbursement of the new loan and the balance will need paid off through the refinance.
- **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 disbursal based on rate chosen. This amount can be financed into the loan amount. In addition to the processing fee, 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.
- 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.

- 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 subordinate 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

- Maximum loan amount of \$1,000,000 for all terms (Based on 90% of appraised value)
- 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