



## Mortgage Rates

Residential Mortgage Update #16-02

Date: April 6, 2016

### 5/1 Adjustable Rate Mortgages Loans New & Existing 1 & 2 Family Owner-Occupied Homes

	Initial Rate	Points	Cap Per Adj	Lifetime Cap	Margin	A.P.R.	Monthly P & I Payment per \$1,000
5/1	*3.29%	0.00%	1.50%	9.290%	2.75%	3.548%	\$4.37
5/1	3.54%	0.00%	1.50%	9.540%	3.00%	3.801%	\$4.51

Payment per \$1,000 based on initial rate and maximum term of 30 years. Floor is set at initial interest rate. APR may increase after loan consummation. See additional terms and conditions below.

### Fixed Rate Mortgage Loans New & Existing, 1 & 2 Family, Owner Occupied Homes

<b>10 Year Term</b>			
Rate	Points	A.P.R	Monthly P & I Payment per \$1,000
*2.740%	0.00%	3.157%	\$9.54
2.990%	0.00%	3.413%	\$9.65
<b>15 Year Term</b>			
Rate	Points	A.P.R	Monthly P & I Payment per \$1,000
*3.290%	0.00%	3.586%	\$7.05
3.540%	0.00%	3.842%	\$7.17
<b>20-Year Term</b>			
Rate	Points	A.P.R	Monthly P & I Payment per \$1,000
*4.490%	0.00%	4.742%	\$6.32
4.740%	0.00%	4.996%	\$6.46
<b>25-Year Term</b>			
Rate	Points	A.P.R	Monthly P & I Payment per \$1,000
*5.625%	0.00%	5.857%	\$6.22
5.875%	0.00%	6.113%	\$6.37
<b>30-Year Term</b>			
Rate	Points	A.P.R	Monthly P & I Payment per \$1,000
*5.740%	0.00%	5.947%	\$5.83
5.990%	0.00%	6.202%	\$5.99

\*Preferred interest rate is offered on the condition that you maintain a checking or N.O.W. account with us from which we may deduct your monthly payments as they are due. Mortgage rates apply to requests of \$417,000 or less. APR= Annual Percentage Rate. APR listed is based on a \$100,000 Mortgage Loan.

