



# MORTGAGE RATES

Effective Date: **2/3/2012**  
9 am MST

Apply Securely Online at [www.kirtlandfcu.org](http://www.kirtlandfcu.org) or  
Stop by a KFCU Branch for Pre-Approval Before You Shop!

## Fixed Rate Mortgages

**All rates are subject to change without notice**

	Points	Base Rate	APR	(assuming 80% LTV)
30 Year	0	4.000	4.055	
	0.750	3.750	3.866	
20 Year	0	3.875	3.951	
	0.750	3.625	3.786	
15 Year	0	3.250	3.346	
	1.000	3.000	3.239	
10 Year	0	3.125	3.239	
	N/A	N/A	N/A	
30 / 15 Year	0	4.000	4.055	
	1	3.750	3.887	

Pricing Adjustments may apply depending on credit score, loan-to-value, property occupancy, purpose, and/or property type.

	Points	Base Rate	APR	(assuming 96.5% LTV)
FHA 30-Year	0	3.750	4.552	
FHA 15-Year	0	3.250	3.699	

## Adjustable Rate Mortgages

**All rates are subject to change without notice**

	Points	Base Rate	APR	(assuming 80% LTV)	Margin	Caps
10 / 1 ARM	0	3.250	3.205		2.25	2 / 6
	1	3.000	3.052			
7 / 1 ARM	0	3.000	3.052		2.25	2 / 6
	1	N/A	N/A			
5 / 1 ARM	0	3.000	3.052		2.25	2 / 6
	1	N/A	N/A			
3 / 1 ARM	0	3.000	3.052		2.25	2 / 6
	1	N/A	N/A			
1 Year ARM	0	3.000	3.052		2.25	2 / 6
	1	N/A	N/A			
Index			1-Year Treasury Security Rate effective 1/27/12			0.12

## Risk-Based Price Matrix

Grade	Credit Score	Max LTV	Interest Rate Adjustment
A	720 +	95%	Base Rate
B	719 - 670	95%	Base Rate + 0.125
C	669 - 630	90%	Base Rate + 0.625
D	629 - 580	80%	Base Rate + 1.125

**Construction and Land Loans available for the Albuquerque metropolitan area. Call for details!**

All APR information assumes an owner-occupied single-family residence within the state of New Mexico with a loan amount of \$100,000 and fees of: discount / origination point, \$650 underwriting fee, and a \$16 life-of-loan flood certificate fee. APR assumes a 20% down payment which does not require PMI. PMI required for down payments of less than 20%. PMI rates vary depending on loan program, loan-to-value and credit score.

All rates are subject to change without notice. Your rate and APR may vary depending on loan terms, including, but not limited to: points, loan amount, your credit score, mortgage / rent payment history, property valuation, and property occupancy. KFCU's lending area is limited to properties within the state of New Mexico. Loans on investment properties are available on our fixed rate loans. Pricing depends upon credit score and loan-to-value.

Mortgages that are greater than \$417,000 are considered "Jumbo" loans and are available with our 30/15, 15, and 10 year fixed products and also with all our ARM products. The interest rate adjustment on these loans is .250 add-on to the rate listed on our current quote sheet. Risk-based pricing adjustments apply.

On the 30/15-year mortgage, your interest rate will be subject to a one-time re-pricing at the end of the initial 15-year period. Your interest rate will not exceed more than 5% above your initial rate. Your interest rate and monthly principal & interest payment may increase or decrease at that time.

All fixed rate mortgage loans are limited to a maximum LTV of 95% for a purchase and no-cash-out refinance. The limit is 85% LTV for a cash-out refinance.

**ALL LOANS are Serviced Locally!**

**LTVs over 95% available for qualified borrowers (some restrictions apply)**

To apply for a mortgage, contact us at (505) 254-4369 or (800) 880-5328

or visit us online at [www.kirtlandfcu.org](http://www.kirtlandfcu.org)

