

MORTGAGE RATES



Effective Date: 11/20/2009
9 am MST

Apply Securely Online at www.kirtlandfcu.org or
Stop by a KFCU Branch for Pre-Approval Before You Shop!

Fixed Rate Loans

All rates are subject to change without notice

	Points	Base Rate	APR 20%	As Low As	APR 20%
VA 30 Year**	1.25	n/a	n/a	6.125	6.198
	2.25	n/a	n/a	5.875	6.039
	3.25	n/a	n/a	5.625	5.879
30 Year**	1.25	n/a	n/a	4.875	4.933
	2.25	n/a	n/a	4.625	4.768
	3.25	n/a	n/a	4.375	4.602
30 / 15 Year*	0	5.125	5.186	5.000	5.059
	1	4.875	5.056	4.750	4.928
	2	4.625	4.911	4.500	4.783
15 Year	0	5.125	5.230	5.000	5.103
	1	4.875	5.130	4.750	5.003
	2	4.625	5.030	4.500	4.902
10 Year	0	5.125	5.275	5.000	5.148
	1	4.875	5.240	4.750	5.112
	2	4.625	5.206	4.500	5.078

Adjustable Rate Loans

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	Points	Base Rate	APR 20%	As Low As	APR 20%	Margin	Caps
7 / 1 ARM	0	4.250	3.612	4.125	3.552	2.25	2 / 6
	1	4.000	3.575	3.875	3.514		
	2	3.750	3.537	3.625	3.477		
5 / 1 ARM	0	4.000	3.376	3.875	3.331	2.25	2 / 6
	1	3.750	3.368	3.625	3.323		
	2	3.500	3.359	3.375	3.314		
3 / 1 ARM	0	3.375	3.105	3.250	3.077	2.25	2 / 6
	1	3.125	3.125	3.000	3.100		
	2	N/A	N/A	N/A	N/A		
1 Year ARM	0	3.000	3.021	3.000	3.021	2.25	2 / 6
	1	N/A	0.000	N/A	0.000		
	2	N/A	0.000	N/A	0.000		
Index			1-Year Treasury Security Rate effective 11/17/09				0.33

Risk-Based Price Matrix

Grade	Credit Score	Max LTV	Interest Rate Adjustment
A+	760 +	95%	Base Rate - 0.125
A	759 - 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, \$55 tax service fee, \$200 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, and property occupancy. KFCU's lending area is limited to properties within the state of New Mexico. Investment properties are limited to \$50,000, a 75% LTV, and a 15-year amortization. Investment properties: add .25% to the above interest rates and add one point to the points.

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 our 7/1 and 5/1 ARM products **ONLY**. These loans have a minimum interest rate of 5% or greater based on, but not limited to credit score, LTV, PMI requirements, etc.

* On the 30/15-year fixed rate 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.

** VA 30-year fixed and 30-year fixed loans are not subject to risk-based pricing and additional points and fees may apply. These 30-year fixed loans are available for loan amounts up to \$417,000 and a 1/2 of 1% of loan amount to lock the rate, which is refunded upon funding of loan. These products are not available on manufactured homes. The 30 year fixed loan is limited to a maximum LTV of 95% for a purchase and 85% LTV for a refinance.

ALL LOANS are Serviced Locally!

95% financing 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

