



Mortgage Rates

Effective Date:
June 22, 2017 9am MST

To apply for a mortgage, contact us at (505) 254-4369 or (800) 880-5328
Or visit us online at www.kirtlandfcu.org

Fixed Rate Mortgages			
Product	Interest Rate	Points	APR
30 Year	4.125%	0.000	4.181%
20 Year	3.875%	0.000	3.952%
15 Year	3.250%	0.000	3.347%
10 Year	3.250%	0.000	3.391%

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.

FHA / VA Mortgages			
Product	Interest Rate	Points	APR
FHA 30 Year*	4.125%	0.00	5.038%
FHA 15 Year	3.875%	0.00	4.681%
VA 30 Year	3.750%	0.00	3.980%
VA 15 Year	3.375%	0.00	3.783%

*Kirtland Federal Credit Union pays the upfront mortgage insurance premium.
FHA requires a minimum of 3.5% down. Mortgage insurance is required for all FHA loans. VA loans require a VA funding fee.

Adjustable Rate Mortgages			
Product	Interest Rate	Points	APR
15/15 ARM	3.875%	0.000	3.779%

On this ARM mortgage, your interest rate is based on the 10-Year Treasury Security Rate index plus a margin. Your interest rate cannot increase or decrease more than 5.00 percentage points at the one time change. Under no circumstance will your rate be less than 1.00 percent.
Index: 2.16 (06/09/2017), Margin: 1.00

Product	Interest Rate	Points	APR
10 / 1 ARM	3.625%	0.000	3.631%
7 / 1 ARM	3.500%	0.000	3.554%
5 / 1 ARM	3.250%	0.000	3.466%
3 / 1 ARM	3.000%	0.000	3.443%
1 Year ARM	2.000%	0.000	3.437%

On these ARM mortgages, your interest rate is based on the 1-Year Treasury Security Rate index plus a margin. Your interest rate cannot increase or decrease more than 2.00 percentage points at each adjustment. Your interest rate cannot increase or decrease more than 6.00 percentage points over the term of the loan. Under no circumstance will your rate be less than 2.25 percent.
Index: 1.21 (06/09/2017), Margin: 2.25

Product	Interest Rate	Points	APR
5 / 5 ARM	3.375%	0.000	3.833%

On this ARM mortgage, your interest rate is based on the 5-Year Treasury Security Rate index plus a margin. Your interest rate cannot increase or decrease more than 2.00 percentage points at each adjustment. Your interest rate cannot increase or decrease more than 6.00 percentage points over the term of the loan. Under no circumstance will your rate be less than 2.25 percent.
Index: 1.75 (06/09/2017), Margin: 2.25

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. The APR on fixed rate mortgages assumes a 20% down payment, the APR on FHA mortgages assumes a 3.5% downpayment, and the APR on VA loans assumes no downpayment and first time use.

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 loan products. Pricing depends upon credit score and loan-to-value.

Mortgages that are greater than \$424,100 are considered "Jumbo" loans and are available with our 15 and 10 year fixed products and also with all our ARM products. The interest rate adjustment on these loans is .25 add-on to the rate listed on our current quote sheet. Risk-based pricing adjustments apply.

ALL LOANS are Serviced Locally!



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