

MORTGAGE LOAN PRODUCTS

Special Features:

- **NO POINTS**
- **FIRST TIME HOME BUYERS – Application Fee refunded at closing { Counties of Essex, Morris, Sussex, Union, & Hunterdon }**

Type of Loan	Conforming Loan Amount	Interest Rate	Annual Percentage Rate	Cost Per \$1,000 Borrowed
Term	JUMBO Loan Amount		[APR]	
3/1/30 ARM	up to \$500,000	4.000%	3.247%	\$4.77
	\$500,001 to \$1 million	4.000%	3.247%	\$4.77
5/1/30 ARM	up to \$500,000	4.125%	3.423%	\$4.85
	\$500,001 to \$1 million	4.125%	3.423%	\$4.85
7/1/30 ARM	up to \$500,000	4.375%	3.677%	\$4.99
	\$500,001 to \$1 million	4.375%	3.677%	\$4.99
10/1/30 ARM	up to \$500,000	4.625%	4.045%	\$5.14
	\$500,001 to \$1 million	4.625%	4.045%	\$5.14
15 Yr. FIXED RATE	up to \$500,000	4.250%	4.302%	\$7.52
	\$500,001 to \$1 million	4.500%	4.557%	\$7.65
20 Yr. FIXED RATE	up to \$500,000	4.500%	4.544%	\$6.33
	\$500,001 to \$1 million	4.875%	4.923%	\$6.53
30 Yr. FIXED RATE	up to \$417,000 (Agency Eligible)	*4.750%	4.784%	\$5.22
	\$417,001 to \$1 million	5.125%	5.163%	\$5.44

All Rates Subject to Change Without Notice

**Agency Rate Subject to Availability - Call 1(888) 472-1819 for Updated Rate.*

NOTES to Mortgage Loans:

1. **NJ Properties Only:** Owner Occupied, 2nd Home and Investment.
2. **Required Down Payment and Maximum Conforming Loan Amounts:** 10% for: single family and condo's up to \$417,000; 20% and 2 family up to \$533,850, 3 family up to \$645,300, 4 family up to \$801,950. All loans over 80% require private mortgage insurance (PMI). **JUMBO** loans: higher down payments required.
3. **Fees:** Application Fee \$350 for single family / \$545 for 2 – 4 family residence; Other closing fees apply.
4. **ARM Loans:** ARM index is the weekly average yield on the United States Treasury Securities adjusted to a constant maturity of 1 year = **0.31%** for week ending 07/09/2010 Margin of 2.75%. 3 year ARMS have a 2% per adjustment cap and a 6% lifetime cap. 5, 7 and 10 year ARM have 2% per adjustment cap and a 5% lifetime cap.
5. **Interest Only:** Max LTV 75% and add .25% to above Jumbo rates. Available on all loan types. Credit approval and other restrictions apply.
6. **Investment Properties:** 1-4 family properties and condos. Max LTV 75% and add 3.00 points for Conforming Rate, or for "0" points add 1.00% to Conforming Rate.
7. **Low to Moderate Income Home Buyers { Counties of Essex, Morris, Sussex, Union, & Hunterdon }:** 5/1 ARM and 7/1 ARM Loans ONLY --> subtract .250% from 5/1 and 7/1 ARM Rates from above.

HOME EQUITY LOAN PRODUCTS

Type of Loan and Term	Conforming Loan Amount	Interest Rate	Annual Percentage Rate	Cost Per \$1,000 Borrowed
FIXED RATE HOME EQUITY - HE LOAN - (Notes 1, 2, 3, 4, 7 & 8 apply)				
5 Years	up to \$500,000 for 1 st lien	4.500%	4.500%	\$18.64
10 Years	position; up to \$250,000 for	5.000%	5.000%	\$10.61
15 Years	2 nd lien position; up to	5.250%	5.250%	\$8.04
20 Years	\$500,000 for combination	5.750%	5.750%	\$7.02
25 Years	1st & 2nd lien positions.	6.000%	6.000%	\$6.44

HOME EQUITY LINE OF CREDIT - HELOC - (Notes 1, 2, 3, 4, 5, 6, 7 & 8 apply)

Prime +1.0% for the life of the loan (No initial draw or auto deduct required).	Minimum \$10,000; up to \$500,000 for 1st lien position; up to \$250,000 for 2nd lien position.	4.500%	4.50%	\$9.25
--	---	--------	-------	--------

NOTES to Home Equity Loan Products:

1. **NJ Properties Only.** Above programs are for 1-4 family/condo owner occupied residences. Max LTV 80%.
2. **Fees:** 1-4 family-primary residence. Non-refundable Application fee of \$250 for loans over \$100,000 to \$250,000; \$375 for loans over \$250,000 to \$500,000; A \$100.00 Recording and Discharge fee; Early Prepayment fee of \$450 (if paid-in-full and closed within first 24 months).
3. **Combo 1st & 2nd liens –** Max of \$500,000; Max CLTV is 80%.
4. **Insurance:** Homeowners required, Flood (if applicable) and Title (may be required).
5. **HELOC:** Daily rate based on an Index, the Prime Rate as published in the Wall Street Journal = **3.250%** as of **12/17/08**, and a Margin which varies by product. Floor Rate 4.50%; Ceiling Rate 15.75%; 10 Year Draw Period, 15 Year repayment; minimum loan amounts apply.
6. **Special HELOC program: Interest Only:** 1-2 family/condo–primary residence. Prime +1.50% (HELOC); Max loan 250,000. Max LTV 75%. Non-refundable Application fees per above. Credit approval required. Other restrictions.
7. **Other properties: 2nd Homes –** 1 family/condo. Prime +1.50% (HELOC) or .50% to (HE LOAN) rates. Max loan of \$250,000. Max LTV 75%. Non-refundable Application fee of \$375. **Investment Properties –** 1-4 Families/condo. Prime +2% (HELOC) or 1% to (HE LOAN) rates. Max loan \$250,000. Max LTV 70%. Non-refundable Application fee of \$500.

Rates Subject to Change Without Notice

Tap into the equity in your home for improvements, a new car, vacation, debt consolidation or education!

ACT NOW!! CALL 1-888-472-1819

Se Habla Español