VENTURA COUNTY CREDIT UNION

For the most current rates ask to speak with our Home Loan Specialist

Rates effective **May 10, 2013**

Current Home Loan Rates

Loans Made Easy! **Apply online at www.*vccu* online.net or call 805/ 477-4000**

First Trust Deeds

Program ID	Description Fixed Rate	Points	Rate As low as	APR As low as	Est. Payments Per $1,000
30	30 Year Conforming	-0.250%	3.625%	3.643%	$4.57
		1.500%	3.375%	3.535%	$4.43
14	30 Year High Balance Loan	0.250%	3.875%	3.923%	$4.71
		1.250%	3.625%	3.755%	$4.57
31	30 Year Non-Conforming	0.125%	4.750%	4.782%	$5.22
		0.625%	4.500%	4.575%	$5.07
43	15 Year Conforming	0.125%	2.875%	2.961%	$6.85
		1.000%	2.625%	2.837%	$6.73
15	15 Year High Balance	0.125%	3.125%	3.191%	$6.97
		1.000%	2.875%	3.067%	$6.85
19	15 Year Non-Conforming	0.125%	3.250%	3.304%	$7.03
		0.625%	3.000%	3.126%	$6.91

Extendables

Program ID	Description Balloon Payment	Points	Rate As low as	APR As low as	Est. Payments Per $1,000
64	30/5 Conforming	0.000%	4.375%	4.415%	$5.00
65	30/7 Conforming	0.000%	4.500%	4.541%	$5.07
66	30/10 Conforming	0.000%	4.625%	4.666%	$5.15
16	30/5 High Balance	0.000%	4.500%	4.528%	$5.07
17	30/7 High Balance	0.000%	4.750%	4.779%	$5.22
18	30/10 High Balance	0.000%	5.000%	5.029%	$5.37
25	30/5 Non-Conforming	0.000%	4.625%	4.646%	$5.15
26	30/7 Non-Conforming	0.000%	4.875%	4.897%	$5.30
27	30/10 Non-Conforming	0.000%	5.125%	5.147%	$5.45

FHA and VA Loans

Program ID	Description Fixed Rate	Points	Rate As low as	APR As low as	Est. Payments Per $1,000
0	30 Year Fixed FHA	-1.250%	3.250%	4.118%	$4.36
1	30 Year Fixed High Balance FHA	0.000%	3.500%	4.510%	$4.50
	30 Year Fixed VA	0.750%	3.125%	3.688%	$4.29

Alternative Fixed Rate Loans

Program ID	Description Fixed Rate	Points	Rate As low as	APR As low as	Est. Payments Per $1,000
21	20 Year Conforming	-0.250%	3.500%	3.525%	$5.80
21	20 Year Conforming	1.500%	3.250%	3.474%	$5.68
23	10 Year Conforming	0.250%	2.625%	2.776%	$9.49
23	10 Year Conforming	1.375%	2.375%	2.762%	$9.38

All rates are subject to change without notice. Rates are not guaranteed until locked. Rates for these products are determined by the applicant's credit history, payment history, income, loan-to-value (LTV), occupancy, property type, loan amount and loan purpose. Loans are subject to credit approval and secured by a lien on owner-occupied homes. Depending on your situation, mortgage insurance may be needed which could increase the monthly payment and APR. Loan programs are subject to change or may be discontinued without notice. Other restrictions may apply.

Conventional Conforming Loan Programs (Ventura County) Loans up to $417,000. Annual Percentage Rate (APR) based on a loan amount of $417,000 for the stated term for an owner occupied single family property with a Loan -to-Value (LTV) of 90%.

Conventional High Balance Loans Loans between $417,001 and $598,000 Ventura County, $625,500 for L.A. and Santa Barbara County. Annual Percentage Rate (APR) based on a loan amount of $598,000 for the stated term for an owner-occupied single family property with a Loan-to-Value (LTV) of 90%.

Conventional Non-Conforming Loans (Ventura County) Loans over $598,000 up to $1,000,000. Annual Percentage Rate (APR) based on a loan amount of $800,000 for the stated term for an owner occupied single family property with a Loan-to-Value (LTV) of 80%.

FHA Conforming Loan Programs (Ventura County) Loans up to $417,000. Annual Percentage Rate (APR) based on a loan amount of $417,000 for the stated term for an owner occupied single family property. Mortgage insurance may be required on FHA loans.

FHA High Balance Loan Programs (Ventura County) Loans between $417,001 and $729,750. Annual Percentage Rate (APR) based on a loan amount of $598,000 for the stated term for an owner occupied single family property. Mortgage insurance may be required on FHA loans.

VA Loan Program Loans up to $1,094,625 require 25% guaranty, which may be a combination of VA entitlement and down payment on the property. Loans made available to eligible veterans only. Annual Percentage Rate (APR) based on a loan amount of $400,000 for the stated term for an owner occupied single family property. VA funding fee may be required on VA loans.

EQUAL HOUSING OPPORTUNITY

NMLS 700409

Second Trust Deeds

Standard Equity

Program ID	Description	Rate	APR	Est. Payments Per
	Fixed Rate	As low as	As low as	$1,000
44	15 Year Fixed 2nd TD	7.375%	7.379%	$9.20
69	10 Year Fixed 2nd TD	7.250%	7.255%	$11.74
70	15 /5 Year Fixed 2nd TD	7.000%	7.004%	$8.99
Combined Loan-to-Value up to 80%				

Home Equity Line of Credit

Program ID	Description	Rate	APR	Index	Est. Payments Per
	Adjustable Rate	As low as	As low as	Prime +	$1,000
71	Standard HELOC 70.01% up to 80% CLTV	4.500%	4.500%	0.000%	$3.75
71	Standard HELOC 70% CLTV or less	3.990%	3.990%	0.000%	$3.33
Max. loan amount is $350000. Combined Loan-to Value up to 80%					

The HELOC has a 15 year draw period and then becomes due and payable over a ten (10) year amortization. Payments are interest only. The rate is variable and is subject to change quarterly. Variable rate based on Prime Rate Index as published in the Wall Street Journal. This is a Variable Rate loan with an interest rate floor equal to the start rate and a maximum life interest rate cap of 18%. Early repayment fees may apply. Valid for standard Home Equity Line of Credit only; Minimum loan amount is $10,000. Lifetime maximum of 18% APR. Certain restrictions apply.

Rates for these products are determined by the applicant's credit, payment history, income and collateral and subject to change without notice. Loans are subject to credit approval and secured by lien on owner-occupied home. You may borrow up to 80% of the appraised value; combined loan to value cannot exceed 80%. Maximum cash out $350,000. Offer does not include refinances of existing VCCU loans.