



Mortgage Financing Options

Confused about which mortgage is best for you? We can help.

You don't have to be the expert. That's our job. DFCU Financial offers a wide range of mortgage solutions to fit your budget and lifestyle now—and for years to come.

Check out these DFCU Financial mortgage options:

- **Fixed Rate Mortgages** are designed so monthly payments remain constant over the life of the loan. We have a variety of fixed term mortgage options including a 30-year program.
- **Adjustable Rate Mortgages (ARMs)** offer lower monthly payments during the initial fixed term. After the fixed term is completed, the interest rate and monthly payments adjust periodically, but with rate cap limits. We offer affordability and flexibility with our **7/1 ARM**, **10/1 ARM** and our **5/5 ARM** products.

Here's how ARM programs work:

5/5 ARM... your rate is fixed for the first five years of your adjustable mortgage

- At five years, your rate adjusts (up or down) by a maximum of 2.00%, but only every five years for up to a maximum amortization of 30 years if that's what works best for you
- Total rate adjustments cannot exceed a 5.00% cap limit over the life of your loan!
 - **5/5 ARM Payment Example:** If you purchase a \$150,000 home with 20% down, at 4.50% for 30 years and zero points, your monthly principal and interest payment would be \$608.02.

7/1 ARM and 10/1 ARM work the same, giving you the benefit of locking into your fixed-rate for a period of seven or ten years, after which time the rate may adjust (up or down) annually, based on the index at that time.

- **7/1 ARM Payment Example:** If you purchase a \$150,000 home with 20% down, at 4.75% for 30 years and zero points, your monthly principal and interest payment would be \$625.98. Adjustable Rate mortgage (ARM) rates may increase after closing.
 - **10/1 ARM Payment Example:** If you purchase a \$150,000 home with 20% down, at 5.125% for 30 years and zero points, your monthly principal and interest payment would be \$653.39.
- NOTE: We also offer **jumbo mortgages** and **loans for second homes**.

