

METUCHEN SAVINGS BANK

In Touch.

Rates Effective: January 15, 2019

TYPE	LOAN AMOUNT	RATE	POINTS	APR	COST PER \$1,000 BORROWED *
FIXED RATE MORTGAGES					
30 Year Fixed	up to \$484,350	4.375%	0 PTS	4.436%	\$4.99
20 Year Fixed	up to \$484,350	4.250%	0 PTS	4.333%	\$6.19
15 Year Fixed	up to \$484,350	4.000%	0 PTS	4.105%	\$7.40
10 Year Fixed	up to \$484,350	4.00%	0 PTS	4.151%	\$10.12

* If an escrow account is requested for taxes and insurance, the payment will be higher.

AFFORDABLE HOUSING – INCOME LIMITATIONS		Purchase Only			
30 Year Fixed	up to \$484,350	4.375%	0 PTS	4.436%	\$4.99

One and two unit eligible properties including condominiums located in Middlesex county. Must be for an owner occupied primary residence. Income restrictions apply.

FIXED RATE JUMBO MORTGAGES					
30 Year Fixed	\$484,351 to \$625,500	4.375%	0 PTS	4.387%	\$4.99
20 Year Fixed	\$484,351 to \$625,500	4.250%	0 PTS	4.267%	\$6.19
15 Year Fixed	\$484,351 to \$625,500	4.125%	0 PTS	4.146%	\$7.46
10 Year Fixed	\$484,351 to \$625,500	4.125%	0 PTS	4.155%	\$10.18

ADJUSTABLE RATE MORTGAGES					
5/1/30 ARM**	Up to \$625,500	3.750%	0 PTS	4.832%	\$4.63
\$100,000 results in 60 payments of \$463.12 @ 3.750% and 300 payments of \$546.45 @ 5.375%					
7/1/30 ARM **	up to \$625,500	4.000%	0 PTS	4.767%	\$4.77
\$100,000 results in 84 payments of \$477.42 @ 4.000% and 276 payments of \$543.90 @ 5.375%					
10/1/30 ARM **	up to \$625,500	4.250%	0 PTS	4.726%	\$4.92
\$100,000 results in 120 payments of \$491.94 @ 4.250% and 240 payments of \$540.89 @ 5.375%					

* If an escrow account is requested for taxes and insurance, the payment will be higher.

**This is a variable rate product. The interest rate and APR are subject to change. Examples shown only reflect the first/initial rate change. Future changes may result in different payments.

\$595 Application Fee for owner occupied single family dwelling, townhouse or condo with up to two borrowers
 \$745 Application Fee for owner occupied 2-4 family dwelling with up to two borrowers
 \$695 Application Fee for investment property with up to two borrowers
 Application Fee includes Appraisal, Credit Report & Flood Certification; NO Commitment Fee, NO Tax Service Fee, NO Doc Prep Fee.

MAXIMUM LOAN AMOUNT
\$625,500 for Single Family Owner-Occupied Properties in Middlesex, Monmouth, Union, Ocean, Morris, Passaic, Somerset, Sussex, Bergen, Essex, Hudson & Hunterdon Counties & \$484,350 for all others. Please call for rates for loans up to \$1,000,000.

Annual Percentage Rates (APR) & Rates shown are for Owner Occupied, Single-Family Homes (no cash-out refinance) with a maximum loan to value (LTV) of 80% and a minimum credit score of 740. APRs for conventional loans up to \$484,350 are calculated based on a \$100,000 loan amount. High balance loans (\$484,351 - \$625,500) APRs are based on a \$500,000 loan amount. Your rate may vary from those quoted based on factors specific to your transaction. Please contact a Metuchen Savings Bank Representative for further information. All rates are subject to change without notice. All loan products are subject to credit approval. These rates are effective as of 01/15/2019.



MEMBER FDIC

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TYPE	LOAN AMOUNT	RATE	POINTS	APR	COST PER \$1,000 BORROWED
HOME EQUITY LOANS					
5 Year Fixed	up to \$500,000	4.000%	0 PTS	4.000%	\$18.42
10 Year Fixed	up to \$500,000	4.375%	0 PTS	4.375%	\$10.30
15 Year Fixed	up to \$500,000	4.750%	0 PTS	4.750%	\$7.78
HOME EQUITY LINE OF CREDIT					
15 Year Variable	up to \$300,000				
<p>HELOC Mortgages. Annual Percentage Rate, Rates & APR's are for owner-occupied properties at a maximum of 70% Loan to Value Ratio. If your first mortgage is currently with Metuchen Savings Bank, then the maximum Loan to Value Ratio is 80%. Annual Percentage Rate (APR) shown equates to Prime plus 0.00% for the life of the credit line and is subject to change without notice. The APR for this product is variable. Prime equates to the highest Prime Rate as quoted in The Wall Street Journal on the last business day of the prior month; as of 01/15/2019, Prime Rate was 5.50% resulting in the advertised APR of 5.50%. The lifetime CAP is 16.00%. Homeowners insurance is required. Consult a tax advisor for further information regarding the deductibility of interest and charges.</p>					
PRIME RATE OF INTEREST					
For Information Only		5.50%			
FOR ADDITIONAL INFORMATION PLEASE CONTACT					
Thomas McAndrew	732-548-7400 x 6370	732-673-0051 mobile		NMLS ID # 853903	
Daniela Wenskoski	732-548-7400 x 6317			NMLS ID # 1477605	
Elyse Gordner	732-548-7400 x 6313			NMLS ID # 1472840	



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