

MORTGAGE RATES as of December 13, 2018

FIXED RATES

- 5% Minimum Down Payment Required for 1-2 Family Owner Occupied**
- 25% Minimum Down Payment Required for 3-4 Family Owner Occupied
- Purchase or Refinance

Current Index Value
One Year US Treasury Bill: 2.70

Term	Months	Points	Rate	APR	Payment Per \$1,000*
30	360	2	4.500%	4.82%	\$5.07
30	360	1	4.625%	4.86%	\$5.14
30	360	0	4.750%	4.90%	\$5.22
20	240	2	4.250%	4.69%	\$6.19
20	240	1	4.375%	4.69%	\$6.26
20	240	0	4.500%	4.70%	\$6.33
15	180	2	4.000%	4.55%	\$7.40
15	180	1	4.125%	4.53%	\$7.46
15	180	0	4.250%	4.50%	\$7.52
10	120	0	3.500%	3.85%	\$9.89

Maximum Loan Amount
1 Family: \$453,100
2 Family: \$580,150
3 Family: \$701,250
4 Family: \$871,450
Jumbo Loans: For loan amounts greater than above, add 0.25% to the published rate

Annual Percentage Rate (APR) is based on 20% down payment and a credit score > 740. Your APR, rate, and down payment may be different than shown above. Rates are specific to each transaction and may increase based on credit score, loan to value (LTV), property type and other factors. Fixed rate loans may be sold on the secondary market and must comply with all investor guidelines. Private Mortgage Insurance (PMI) is required on loans with less than 20% down payment. Homeowners insurance and flood insurance (if applicable) is required. Condominiums must be Fannie Mae approved.

*Payments do not include real estate taxes or insurance. Your payment obligation will be greater. **15% minimum down payment required on 2 Family, 30 year fixed loans.

FIXED RATE

PURCHASE SPECIAL

(Income limits apply – see us for details)

97% Maximum LTV / 1 Family Owner Occupied Purchase Only

Term	Months	Points	Rate	APR	Payment Per \$1,000*
30	360	0	4.750%	4.90%	\$5.22

Annual Percentage Rate (APR) is based on 20% down payment and a credit score > 740. Your APR and rate may be different than shown above. Rates are specific to each transaction and may increase based on credit score, loan to value (LTV) and other factors. Loans in this product must comply with all investor guidelines and be eligible for sale on the secondary market. Private Mortgage Insurance (PMI) is required on loans with less than 20% down payment. Homeowners insurance and flood insurance (if applicable) is required. Borrowers must complete Fannie Mae's Framework Homeownership online education course. The bank will credit the \$75 cost of the course to borrowers at closing. See us for additional program details.

*Payments do not include real estate taxes or insurance. Your payment obligation will be greater.

ADJUSTABLE RATES

- 30 Year Maximum Term / 5% Minimum Down Payment Required / 1-2 Family Owner Occupied**
- Purchase or Refinance

Product	Points	Caps	Rate	APR	Margin	Payment Per \$1,000*	Payment Per \$1,000 Fully Indexed*
5-1 ARM	0	2/6	3.375%	4.99%	3.000%	\$4.42	\$5.84
7-1 ARM	0	2/6	3.750%	4.92%	3.000%	\$4.63	\$5.84
10-1 ARM†	0	2/6	3.875%	4.71%	3.000%	\$4.70	\$5.84
10-1 ARM	0	2/6	4.000%	4.79%	3.000%	\$4.77	\$5.84

Annual Percentage Rate (APR) is based on 20% down payment. Your APR may be different. Adjustable Rate Mortgage (ARM), the APR may increase after consummation. Private Mortgage Insurance (PMI) is required on loans with less than 20% down payment. Homeowners insurance and flood insurance (if applicable) is required.

*Payments do not include real estate taxes or insurance. Your payment obligation will be greater. **15% minimum down payment required on 2 Family loans. †This product is for new home purchases only.

MORTGAGE RATES as of December 13, 2018

CONSTRUCTION RATES

- 30 Year Maximum Term
- 20% Minimum Down Payment Required
- Single Family Owner Occupied

<u>Product</u>	<u>Points</u>	<u>Caps</u>	<u>Rate</u>	<u>APR</u>	<u>Margin</u>	<u>Payment Per \$1,000*</u>	<u>Payment Per \$1,000</u>
							<u>Fully Indexed*</u>
FIXED	1/2	N/A	5.000%	5.33%	N/A	\$5.37	N/A
5-1 ARM	0	2/6	3.375%	4.96%	3.000%	\$4.42	\$5.84
7-1 ARM	0	2/6	3.750%	4.89%	3.000%	\$4.63	\$5.84
10-1 ARM	0	2/6	3.875%	4.69%	3.000%	\$4.70	\$5.84

Annual Percentage Rate (APR) is based on 20% down payment. Your APR may be different. Adjustable Rate Mortgage (ARM), the APR may increase after consummation. Homeowners insurance and flood insurance (if applicable) is required. Licensed general contractor is required.

*Payments do not include real estate taxes or insurance. Your payment obligation will be greater.

LAND LOAN

- 30% Minimum Down Payment Required / 70% Maximum LTV
- 15 Year Maximum Term

<u>Product</u>	<u>Points</u>	<u>Caps</u>	<u>Rate</u>	<u>APR</u>	<u>Margin</u>	<u>Payment Per \$1,000*</u>	<u>Payment Per \$1,000</u>
							<u>Fully Indexed*</u>
FIXED	0	N/A	5.500%	5.75%	N/A	\$8.17	N/A
1 Year ARM	0	2/6	4.750%	6.70%	4.000%	\$7.78	\$8.85

Annual Percentage Rate (APR) is based on 30% down payment. Your APR may be different. Adjustable Rate Mortgage (ARM), the APR may increase after consummation. On improved land - town road frontage with electric facilities. Flood insurance (if applicable) is required.

*Payments do not include real estate taxes or insurance. Your payment obligation will be greater.

FOR QUESTIONS, CONTACT OUR MORTGAGE ORIGINATORS

April Healey

NMLS #966875
 413-773-6180
 ahealey@bankgcb.com

Maureen Bowler

NMLS #454529
 413-773-6170
 mbowler@bankgcb.com

Melissa Tetreault

NMLS #436671
 413-322-7117
 mtetreault@bankgcb.com

Dawn Hibbert

NMLS #991347
 413-584-5266
 dhibbert@bankgcb.com

Jenicca Gallagher

NMLS #454531
 413-549-6622
 jgallagher@bankgcb.com

P.O. Box 1345, Greenfield, MA 01302-1345 | 877-682-0334 | Apply online at www.BestLocalBank.com

All rates and products subject to change without notice.

