Mortgage Rates

Effective Date: 05/16/2024

NEFCU +VSECU

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Conventional Fixed Rate Mortgages - for primary residence - servicing retained

Saleable 60 day lock period. 75 or 90 day lock periods available. See Expiration Date Schedule.

	Rate	Points	APR	Term	Monthly Payment (per $1,000 borrowed)
30 Year	6.625%	0.00%	6.663%	30 Year	$6.40
30 Year	6.375%	1.00%	6.509%	30 Year	$6.24
20 Year	6.125%	0.00%	6.174%	20 Year	$7.24
20 Year	5.875%	1.00%	6.049%	20 Year	$7.09
15 Year	6.375%	0.00%	6.437%	15 Year	$8.64
15 Year	6.125%	1.00%	6.345%	15 Year	$8.51
Portfolio RateProtect 60 day lock period. 120 day lock period available. See Expiration Date Schedule.					
30 Year 100% Financing	7.125%	0.00%	7.164%	30 Year	$6.74
10 Year	6.750%	0.00%	6.838%	10 Year	$11.48

Home Ownership Made Easier - for 1st time homebuyers - servicing retained

Portfolio RateProtect 120 day lock period. See Expiration Date Schedule.

HOME Down Payment Assistance (DPA)	Rate	Points	APR	Term	Monthly Payment (per $1,000 borrowed)
30 Year Fixed	7.125%	0.00%	7.143%	30 Year	$6.74
5/1 ARM	6.625%	0.00%	7.490%	30 Year	$6.40
2/5 Cap; tied to 1-year T-Bill with 2.875% margin					
HOME					
5/1 ARM	6.625%	0.00%	7.490%	30 Year	$6.40
2/5 Cap; tied to 1-year T-Bill with 2.875% margin					
7/1 ARM	7.375%	0.00%	7.720%	30 Year	$6.91
2/5 Cap; tied to 1-year T-Bill with 2.875% margin					

Adjustable Rate Mortgages (ARM) - for primary and second homes - servicing retained

Portfolio RateProtect 120 day lock period. See Expiration Date Schedule.
Available to second homes for a term of 15 years and a rate reduction of .125%

	Rate	Points	APR	Term	Monthly Payment (per $1,000 borrowed)
3/1 ARM	6.375%	0.00%	7.618%	30 Year	$6.24
3/1 ARM	6.125%	1.00%	6.248%	30 Year	$6.08
2/6 Cap; tied to 1-year T-Bill with 2.875 margin					
5/1 ARM	6.625%	0.00%	7.490%	30 Year	$6.40
5/1 ARM	6.375%	1.00%	6.500%	30 Year	$6.24
2/6 Cap; tied to 1-year T-Bill with 2.875% margin					
7/1 ARM	7.375%	0.00%	7.720%	30 Year	$6.91
7/1 ARM	7.125%	1.00%	7.255%	30 Year	$6.74
2/6 Cap; tied to 1-year T-Bill with 2.875% margin					

Jumbo Mortgages - for primary homes - servicing retained

Portfolio RateProtect 120 day lock period. See Expiration Date Schedule.
Add .25% to rate for loan amounts above $1,000,000 to $2,000,000. Approval needed above $2,000,000.

	Rate	Points	APR	Term	Monthly Payment (per $1,000 borrowed)
30 Year Fixed	7.125%	0.00%	7.164%	30 Year	$6.74
20 Year Fixed	6.750%	0.00%	6.800%	20 Year	$7.60
15 Year Fixed	6.750%	0.00%	6.812%	15 Year	$8.85
10 Year Fixed	7.000%	0.00%	5.335%	10 Year	$10.73
5/1 ARM	6.875%	0.00%	7.591%	30 Year	$6.57
2/6 Cap; tied to 1-year T-Bill with 2.875% margin					
7/1 ARM	7.625%	0.00%	7.854%	30 Year	$7.08
2/6 Cap; tied to 1-year T-Bill with 2.875% margin					

VA Mortgages - servicing retained

Saleable 60 day maximum lock period.	Rate	Points	APR	Term	Monthly Payment (per $1,000 borrowed)
30 Year Fixed	6.750%	0.00%	6.779%	30 Year	$6.49

Community Lending Mortgages - Champlain Housing Trust, Downstreet Housing & Community Development, NeighborWorks of Western VT, Windham & Windsor Housing Trust

Servicing Retained, unless paired with VHFA - see VHFA section for rates and lock periods.

	Rate	Points	APR	Term	Monthly Payment (per $1,000 borrowed)
Saleable 60 day lock period. 75 or 90 day lock periods available. See Expiration Date Schedule.					
Fixed rate products that are not saleable have a .5% rate markup.					
30 Year Fixed	6.625%	0.00%	6.663%	30 Year	$6.40
15 Year Fixed	6.375%	0.00%	6.437%	30 Year	$8.64
Portfolio RateProtect 120 day lock period. See Expiration Date Schedule.					
7/1 ARM	7.375%	0.00%	7.720%	30 Year	$6.91
2/5 Cap; tied to 1-year T-Bill with 2.875% margin					

Vermont Housing Finance Agency (VHFA) Mortgages - servicing released

Saleable 60 day maximum lock period.

Fixed Rate	Rate	Points	APR	Term	Monthly Payment (per $1,000 borrowed)
30 Year Advantage	7.000%	0.00%	7.039%	30 Year	$6.65
30 Year Advantage 100% Rural Development (RD)	6.750%	0.00%	6.788%	30 Year	$6.49
30 Year Move	6.750%	0.00%	6.788%	30 Year	$6.49
30 Year Move 100% Rural Development (RD)	6.500%	0.00%	6.538%	30 Year	$6.32

Fixed Rate Non-Owner Occupied Mortgages - for investment and second homes - servicing retained

Saleable 60 day lock period. 75 or 90 day lock periods available. See Expiration Date Schedule.

	Rate	Points	APR	Term	Monthly Payment (per $1,000 borrowed)
30 Year	7.125%	0.00%	7.164%	30 Year	$6.74
20 Year	6.625%	0.00%	6.675%	20 Year	$7.53
15 Year	7.000%	0.00%	7.063%	15 Year	$8.99

Second Home Mortgages - servicing retained
Portfolio RateProtect 120 day lock period. See Expiration Date Schedule.
Balloon - 10 year term / 25 Year Amortization

	Rate	Points	APR	Term	Monthly Payment (per $1,000 borrowed)
Fixed - 10 year term/ 25 year amortization	7.250%	0.00%	7.294%	10 year/25 Amort	$7.23

Investment Property Mortgages - servicing retained
Portfolio RateProtect 120 day lock period. See Expiration Date Schedule.
Balloon - 10 year term / 25 Year Amortization

	Rate	Points	APR	Term	Monthly Payment (per $1,000 borrowed)
Fixed - 10 year term/ 25 year amortization	7.250%	0.00%	7.294%	10 year/25 Amort	$7.23
3/1 ARM	6.750%	0.00%	7.865%	10 year/25 Amort	$6.91
2/6 Cap; tied to 1-year T-Bill with 3.125% margin					
5/1 ARM	7.000%	0.00%	7.746%	10 year/25 Amort	$7.07
2/6 Cap; tied to 1-year T-Bill with 3.125% margin					
7/1 ARM	7.750%	0.00%	8.021%	10 year/25 Amort	$7.55
2/6 Cap; tied to 1-year T-Bill with 3.125% margin					

Construction and Land Mortgages - servicing retained

Portfolio RateProtect 120 day lock period. See Expiration Date Schedule.

Balloon - 10 year term / Variable Amortization	Rate	Points	APR	Term	Monthly Payment (per $1,000 borrowed)
Construction - Primary and Second Homes, Interest only	7.750%	0.00%	8.302%	6 to 12 Months	$86.87
1/1 ARM Land - 10 yr term/variable Amortization up to 20 years	6.250%	0.00%	8.073%	10 year/20 Amort	$7.31
2/6 Cap; tied to 1-year T-Bill with 3.125% margin					
3/1 ARM Land - 10 yr term/variable Amortization up to 20 years	6.875%	0.00%	7.862%	10 year/20 Amort	$7.68
2/6 Cap; tied to 1-year T-Bill with 3.125% margin					

Manufactured Home Mortgages - for Primary residences on leased land or in eligible park - servicing retained

Portfolio RateProtect 120 day lock period. See Expiration Date Schedule.

	Rate	Points	APR	Term	Monthly Payment (per $1,000 borrowed)
20 Year - New Home	9.125%	0.00%	9.180%	20 Year	$9.08
15 Year - New or Existing Home	8.375%	0.00%	8.440%	15 Year	$9.77

Special Mortgage Pairings

VGreen Mortgages - servicing retained
Portfolio RateProtect 120 day lock period. See Expiration Date Schedule.

Off Grid Mortgage

ARM	posted ARM rate plus 1.00%	30 Year Max
Fixed Rate	posted fixed rate plus 1.50%	30 Year Max
VT-Modular Mortgage - Fixed rate	posted fixed rate plus .50%	30 Year Max

Conventional Loan Limit

Unit #	Max Loan Amount
1	$ 766,550
2	$ 981,500
3	$ 1,186,350
4	$ 1,474,400

Treasury Bill Weekly Average Index

1 Year	5.130%

Rate Lock Expiration Dates

Lock Period	Exp date	Price
Saleable Products		
60 Day	7/15/24	Rate Sheet Price
75 Day	7/30/24	.125 points
90 Day	8/14/24	.25 points
Portfolio RateProtect Products		
One time free float down available		
120 Day	9/13/24	Rate Sheet Price

Rates can vary according to individual loan situations. Rates and lock periods are subject to change. The payment amount may be higher if escrows for property taxes, homeowner's insurance, or mortgage insurance are applicable. APR = Annual Percentage Rate.

Adjustable Rate Mortgages (ARMs) begin with a fixed rate and adjust upward or downward after the initial fixed term. ARM products contain two numbers. The first number refers to the number of years the interest rate at closing remains fixed. The second number is the number of years between interest rate changes after the initial fixed term expires.