



New England Federal Credit Union

Conventional Mortgage Loans for Primary & Secondary Residences Fixed Rate - Serviced by NEFCU

Loan Term	Rate	Points	APR	Payment Per \$1,000
30 Year	2.875%	0.00%	2.898%	\$4.15
30 Year Low Cost*	3.250%	0.00%	3.273%	\$4.35
20 Year	2.750%	0.00%	2.782%	\$5.42
20 Year Low Cost*	3.125%	0.00%	3.158%	\$5.61
15 Year	2.500%	0.00%	2.542%	\$6.67
15 Year Low Cost*	2.750%	0.00%	2.792%	\$6.79
10 Year	2.500%	0.00%	2.561%	\$9.43
30 Year 100% Financing	3.500%	0.00%	3.524%	\$4.49

Adjustable Rate Mortgage (ARM) - Serviced by NEFCU

Loan Term	Rate	Points	APR	Payment Per \$1,000
3/1 ARM 1 YR T-Bill; Margin 2.875; Caps 2/6	2.750%	0.00%	2.975%	\$4.08
3/3 ARM 3 YR T-Bill; Margin 2.875; Caps 2/6	2.875%	0.00%	3.088%	\$4.15
5/1 ARM 1 YR T-Bill; Margin 2.875; Caps 2/6	2.875%	0.00%	2.988%	\$4.15
5/5 ARM 5 YR T-Bill; Margin 2.75; Caps 2/6	3.000%	0.00%	3.133%	\$4.22
7/1 ARM 1 YR T-Bill; Margin 2.875; Caps 2/6	3.000%	0.00%	3.033%	\$4.22
10/1 ARM 1 YR T-Bill; Margin 2.875; Caps 2/6	3.125%	0.00%	3.111%	\$4.28
15/15 ARM 10 YR T-Bill; Margin 2.875; Cap 6	3.250%	0.00%	3.395%	\$4.35
5/1 ARM 1st Time Homebuyer - 1 YR T-Bill; Margin 2.875; Caps 2/5	2.750%	0.00%	2.945%	\$4.08
5/5 ARM 1st Time Homebuyer - 5 YR T-Bill; Margin 2.75; Caps 2/5	2.875%	0.00%	3.090%	\$4.15
7/1 ARM 1st Time Homebuyer - 1 YR T-Bill; Margin 2.875; Caps 2/5	2.875%	0.00%	2.976%	\$4.15
7/1 ARM 100% Financing 1 YR T-Bill; Margin 2.875; Caps 2/5	3.000%	0.00%	3.033%	\$4.22
10/1 ARM 1st Time Homebuyer - 1 YR T-Bill; Margin 2.875; Caps 2/5	3.000%	0.00%	3.035%	\$4.22
10/1 ARM 100% Financing 1 YR T-Bill; Margin 2.875; Caps 2/5	3.125%	0.00%	3.111%	\$4.28

Jumbo Mortgage Loans for Primary Residences

Fixed Rate - Serviced by NEFCU - Add .25% above \$650,000 & .50% above \$1,000,000

Loan Term	Rate	Points	APR	Payment Per \$1,000
30 Year Jumbo	3.000%	0.00%	3.023%	\$4.22
20 Year Jumbo	2.875%	0.00%	2.782%	\$5.42
15 Year Jumbo	2.625%	0.00%	2.542%	\$6.67
10 Year Jumbo	2.500%	0.00%	2.561%	\$9.43

ARM - Serviced by NEFCU - Add .25% above \$650,000 & .50% above \$1,000,000

Loan Term	Rate	Points	APR	Payment Per \$1,000
5/1 ARM Jumbo 1 YR T-Bill; Margin 2.875; Caps 2/6	2.875%	0.00%	2.988%	\$4.15
5/5 ARM Jumbo 5 YR T-Bill; Margin 2.75; Caps 2/6	3.000%	0.00%	3.133%	\$4.22
7/1 ARM Jumbo 1 YR T-Bill; Margin 2.875; Caps 2/6	3.000%	0.00%	3.033%	\$4.22
10/1 ARM Jumbo 1 YR T-Bill; Margin 2.875; Caps 2/6	3.250%	0.00%	3.187%	\$4.35
15/15 ARM Jumbo 10 YR T-Bill; Margin 2.875; Cap 6	3.250%	0.00%	3.395%	\$4.35

Government & Other Mortgage Loan Programs

Fixed Rate - Serviced by NEFCU

Loan Term	Rate	Points	APR	Payment Per \$1,000
30 Year VA Low Cost* Min. loan amt \$25k	2.875%	0.00%	2.882%	\$4.15
30 Year VA Min. loan amt \$25k	2.625%	0.00%	2.632%	\$4.02
15 Year VA Min. loan amt \$25k	2.250%	0.00%	2.263%	\$6.55
15 Year VA Low Cost* Min. loan amt \$25k	2.500%	0.00%	2.513%	\$6.67
30 Year CHT .5 rate mark up applies if loan not saleable to inv.	2.875%	0.00%	2.898%	\$4.15
15 Year CHT .5 rate mark up applies if loan not saleable to inv.	2.500%	0.00%	2.542%	\$6.67

Fixed Rate - Servicing Released

Add .25% to rate if VHFA Advantage loan with Assist Grant. Rate could differ with manual UW

Loan Term	Rate	Points	APR	Payment Per \$1,000
30 Year VHFA Advantage	3.000%	0.00%	3.023%	\$4.22
30 Year VHFA Advantage 100% RD	2.750%	0.00%	2.773%	\$4.08
30 Year VHFA Move	2.750%	0.00%	2.773%	\$4.08
30 Year VHFA Move 100% RD	2.500%	0.00%	2.522%	\$3.95
30 Year FHA Min. loan amt. \$25k	3.625%	0.00%	3.633%	\$4.56
15 Year FHA Min. loan amt \$25k	3.000%	0.00%	3.013%	\$6.91

Mortgage Loans for Investment Properties

Fixed Rate - Serviced by NEFCU

Loan Term	Rate	Points	APR	Payment Per \$1,000
30 Year Investment <i>Properties held in an LLC not eligible</i>	3.250%	0.00%	3.273%	\$4.35
20 Year Investment <i>Properties held in an LLC not eligible</i>	3.125%	0.00%	3.158%	\$5.61
15 Year Investment <i>Properties held in an LLC not eligible</i>	2.750%	0.00%	2.792%	\$6.79
10 Year Term/25 Year Am. <i>Call for rate if loan is above \$500,000</i>	3.625%	0.00%	3.653%	\$5.07

ARM - Serviced by NEFCU - Call for rate if loan is above \$500,000

Loan Term	Rate	Points	APR	Payment Per \$1,000
3/1 ARM 10 Yr Balloon/25 Yr Amort.; Margin 3.125; Caps 2/6	3.125%	0.00%	3.255%	\$4.81
5/1 ARM 10 Yr Balloon/25 Yr Amort.; Margin 3.125; Caps 2/6	3.250%	0.00%	3.289%	\$4.87
7/1 ARM 10 Yr Balloon/25 Yr Amort.; Margin 3.125; Caps 2/6	3.375%	0.00%	3.357%	\$4.94

Mortgage Loans for Land and Construction - Serviced by NEFCU

Loan Term	Rate	Points	APR	Payment Per \$1,000
1/1 ARM Land Loan 10 Yr Balloon/Variable Amortization up to 20 yrs.; 1 Yr T-Bill; 3.125% Margin; 2/6 Caps	2.625%	0.00%	3.227%	\$5.36
3/1 ARM Land Loan 10 Yr Balloon/Variable Amortization up to 20 yrs.; 1 Yr T-Bill; 3.125% Margin; 2/6 Caps	3.125%	0.00%	3.259%	\$5.61
Construction Primary Residence 6-12 Month Fixed; Interest Only	5.990%	0.00%	6.540%	N/A

Rate Lock Expiration Dates

75 Day	2/13/21	Rate Sheet Price
90 Day	2/28/21	Add .125 to Points
<i>60 days is max lock period for VA & FHA loans</i>		

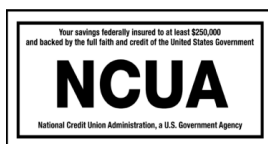
Index

Value

Weekly Average of the 1 Year Treasury Bill	0.11
Weekly Average of the 3 Year Treasury Bill	0.22
Weekly Average of the 5 Year Treasury Bill	0.39
Weekly Average of the 10 Year Treasury Bill	0.85

Conventional Loan Amount Limit

Unit Count	Max Loan Amount
1	\$ 510,400.00
2	\$ 653,550.00
3	\$ 789,950.00
4	\$ 981,700.00



All rates quoted above are for a rate lock period of 75 Days. Rate locks are available. 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.

NEFCU 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 in between interest rate changes after the initial fixed term expires.

* Low cost programs include customary settlement charges only

CONTACT US AT 866-80-LOANS or 866-805-6267 or visit www.nefcu.com