



MORTGAGE RATES

Contact our Mortgage Department at 605-347-4527

First Mortgages	
Conventional Loans – Owner Occupied (Sold Into Secondary Market)	
30-year fixed	Call for current rate
15- year fixed	Call for current rate
Government Loans – Owner Occupied (Sold into Secondary Market)	
FHA 3.5% Down, 30-year fixed	Call for current rate
VA, No Money Down, 30-year fixed	Call for current rate
First-Time Home Buyer Loans – Owner Occupied (Sold into Secondary Market)	
30-year fixed – SD Housing Development Authority	Call for current rate
Conventional Loans – Owner Occupied (Serviced by NHFCU)	
Fixed Rate Terms 5 to 15 years	Call for current rate
ARM 5/1 - up to 30 years	Call for current rate
Non-Conforming Owner Occupied (Serviced by NHFCU)	
Fixed Rate Terms 5 to 15 years	Call for current rate
ARM 5/1 – up to 30 years	Call for current rate
Construction Loans (Serviced by NHFCU)	
Call for Rates and Terms	
Building Site (Serviced by NHFCU)	
Fixed Rate Terms	Call for current rate

The APR calculation: Is based on a \$100,000 loan amount for conforming loans with a 1% origination fee and 30 year fixed term. Assuming 20% down or 80% LTV on Convention loans with no mortgage insurance of odd days interest.

Payment: A sample principal and interest payment on a \$200,000 fixed rate loan at 5.75% for 15 years is \$1,661.34.

APR = Annual Percentage Rate

ARM = Adjustable Rate Mortgage – Adjustable Rate Mortgage loans (ARMs) are variable and are subject to increase after loan consummation. The rates are based on the value of an index plus a margin.

VA = Veterans Administration

FHA = Federal Housing Administration

LTV = Loan to Value

Property Insurance: Property Insurance is required for all mortgages.

Northern Hills FCU offers tiered-pricing for in –house loans. This allows as many members as possible to obtain financing. Your individual rate will be determined by type of collateral offered, term and credit history.

Rates are subject to change without notice and cannot be guaranteed until locked by NHFCU’s mortgage department.

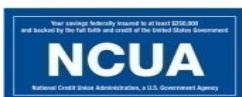
Office Locations:

1080 Main St. Sturgis
 504 Grant St, Belle Fourche
 134A Ryan Rd. Spearfish

Phone:

605.347.4527
 605.892.0060
 605.722.2911

We welcome your applications!



Your savings federally insured to at least \$250,000 and backed by the full faith and credit of the United States Government

