



April 25, 2024

Conventional Fixed

Program	Rate*	Points	P&I per \$100,000	APR**	1st Adj Rate	1st Adj Payment
Conforming 30 Year Fixed Rate	7.250%	0.000	\$ 682.18	7.346%	N/A	N/A
Conforming 30 Year Fixed Rate	6.990%	1.000	\$ 664.63	7.185%	N/A	N/A
Conforming 30 Year (Portfolio 100%)	6.740%	0.000	\$ 647.93	6.831%	N/A	N/A
Conforming 20 Year (Portfolio 100%)	6.490%	0.000	\$ 744.98	6.607%	N/A	N/A
Conforming 15 Year Fixed Rate	6.990%	0.000	\$ 898.27	7.142%	N/A	N/A
Conforming 15 Year Fixed Rate	6.750%	1.000	\$ 884.91	7.062%	N/A	N/A
Conforming 15 Year (Portfolio 100%)	6.240%	0.000	\$ 856.88	6.384%	N/A	N/A
Conforming (Portfolio)	Conforming (Portfolio) offers up to 100% financing with PMI required above 85%					

High Balance

Program	Rate*	Points	P&I per \$100,000	APR**	1st Adj Rate	1st Adj Payment
30 Year Fixed Rate	8.625%	0.000	\$ 777.79	8.703%	N/A	N/A
30 Year Fixed Rate	8.375%	1.000	\$ 760.07	8.560%	N/A	N/A
Jumbo 30 Year (Portfolio 95%)	7.240%	0.000	\$ 681.50	7.336%	N/A	N/A
Jumbo 20 Year (Portfolio 95%)	6.990%	0.000	\$ 774.70	7.112%	N/A	N/A
Jumbo 15 Year (Portfolio 95%)	6.865%	0.000	\$ 891.30	7.016%	N/A	N/A
Jumbo (Portfolio)	Jumbo (Portfolio) offers up to 95% financing with PMI required above 85%					

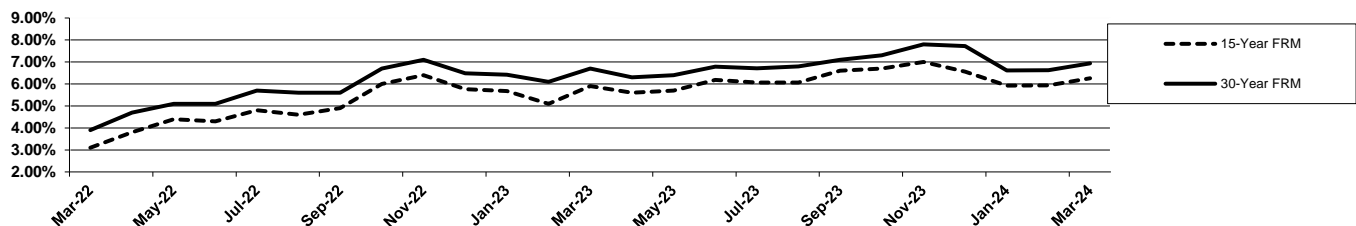
Government

Program	Rate*	Points	P&I per \$100,000	APR**	1st Adj Rate	1st Adj Payment
FHA 30 Year Fixed Rate	6.625%	0.000	\$ 640.31	6.715%	N/A	N/A
VA 30 Yr Fixed	7.625%	0.000	\$ 707.79	7.725%	N/A	N/A

Specialty - Call for Pricing - 888.369.2207

Program	Description
MH FHA 30 Yr Fixed Standard	FHA 30 year fixed on Manufactured Housing
FHA High Balance 30 Yr Fixed	FHA 30 year fixed with loan amount higher than county loan limit
Reverse Mortgage	Senior program to take equity out of their home

Mortgage Rate Trends



Essential Credit Union
2370 Towne Center Blvd.
Baton Rouge, LA 70806



www.EssentialCU.org

Apply by phone (888) 369-2207

[Online Application:](#)

Rates effective 04/25/2024 are subject to change without notice, and use the following assumptions:

Conventional Fixed - An owner occupied \$437,500 purchase with a \$350,000 loan amount, credit score of 740 locked for 45 days

High Balance - An owner occupied \$812,500 purchase with a \$650,000 loan amount, credit score of 740 locked for 45 days.

Government - An owner occupied \$437,500 purchase with a \$350,000 loan amount, credit score of 740 locked for 45 days.



* Payment examples do not include cost of property taxes, insurance or mortgage insurance, so the actual payment obligation will be greater than monthly principal and interest only Payment

**APR = Annual Percentage Rate. All loan programs, rates, APR, points and terms listed are subject to change without notice. All loans are subject to credit approval.

Rates and fees are subject to Loan Level Pricing Adjustments based on borrower and property qualifications and guidelines.

Applicants must meet all products and investor guidelines for program eligibility.

***The Federal Housing Finance Agency (FHFA) publishes annual conforming loan limits that apply to all conventional loans delivered to Fannie Mae. These include baseline and high-cost area loan limits; high-cost areas vary by geographic location. 1 Unit \$766,550, 2 Units \$981,500, 3 Units \$1,186,350, 4 Units \$1,474,400

****HUD FHA County Loan Limits can be looked up here <https://entp.hud.gov/idapp/html/hicostlook.cfm>