



Adjustable

Program	Rate*	Points	P&I per \$100,000	APR**	1st Adj Rate	1st Adj Payment
5/6 ARM	4.875%	0.000	\$ 529.21	4.950%	6.500%	\$ 1,852.23
7/6 ARM	5.375%	0.000	\$ 559.97	5.454%	6.500%	\$ 1,959.90

Conventional Fixed

Program	Rate*	Points	P&I per \$100,000	APR**	1st Adj Rate	1st Adj Payment
30 Year Fixed Rate	6.490%	0.000	\$ 631.41	6.579%	N/A	N/A
30 Year Fixed Rate	6.125%	1.000	\$ 607.61	6.307%	N/A	N/A
Portfolio 30 Yr Fix - 15 Yr Balloon	7.990%	0.000	\$ 733.07	8.094%	N/A	N/A
Portfolio 40 Yr Fix - 10 Yr Balloon	6.000%	0.000	\$ 599.55	6.084%	N/A	N/A
Portfolio 40 Yr Fix - 10 Yr Balloon Cash Out	6.500%	0.000	\$ 632.07	6.589%	N/A	N/A
20 Year Fixed Rate	6.750%	0.000	\$ 760.36	6.870%	N/A	N/A
20 Year Fixed Rate	6.750%	1.000	\$ 760.36	7.000%	N/A	N/A
15 Year Fixed Rate	6.625%	0.000	\$ 877.99	6.773%	N/A	N/A
15 Year Fixed Rate	6.250%	1.000	\$ 857.42	6.555%	N/A	N/A

High Balance

Program	Rate*	Points	P&I per \$100,000	APR**	1st Adj Rate	1st Adj Payment
30 Year Fixed Rate	8.500%	0.000	\$ 768.91	8.576%	N/A	N/A
30 Year Fixed Rate	8.250%	1.000	\$ 751.27	8.433%	N/A	N/A
15 Year Fixed Rate	7.625%	0.000	\$ 934.13	7.734%	N/A	N/A
15 Year Fixed Rate	7.125%	1.000	\$ 905.83	7.394%	N/A	N/A
15 Year Fixed Rate	7.125%	2.000	\$ 905.83	7.560%	N/A	N/A

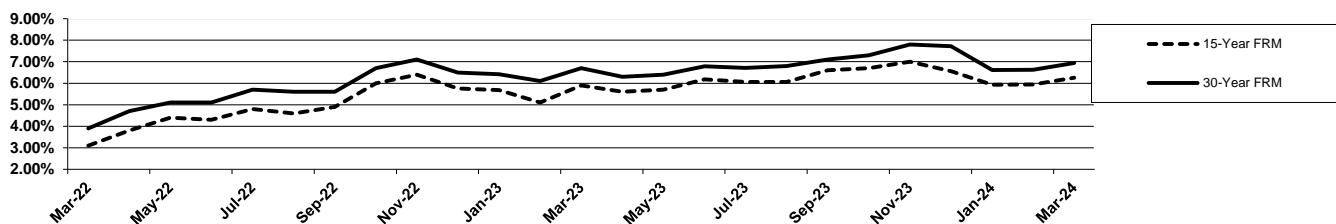
Government

Program	Rate*	Points	P&I per \$100,000	APR**	1st Adj Rate	1st Adj Payment
FHA 30 Year Fixed Rate	6.375%	0.000	\$ 623.87	6.463%	N/A	N/A
VA 30 Yr Fixed	7.250%	0.000	\$ 682.18	7.346%	N/A	N/A

Specialty - Call for Pricing

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
Within Reach DPA Fixed 30	Conventional 30 year fixed with Down Payment Assistance
TRIO (OwnOption)	Lease home payments until ownership transfers to an FHA Loan
Link 97.5%-100% Financing	Long Term Finance Agreement (40 year term)
Reverse Mortgage	Senior program to take equity out of their home

Mortgage Rate Trends



Noble Credit Union
2550 W. Shaw Ln
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Rates effective 04/08/2024 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>