THE HARVARD STATE BANK - LOAN RATES

(In-House Consumer RE Secured)

#22

Revised effective date 3/03/2014-- Replaces prior rates issued 2/01/2014

ADJUSTABLE RATE MORTGAGE (ARM) INSTALLMENT LOANS (1st Lien 1 to 4 Family Residential)
Both Interest Rate and Payment can change - See the Initial ARM Disclosure for Program Terms

Index = FNMA 30 yr fixed A/A yield last of month 60 day delivery		**INV**	**Preferred**	**Prime***	**Preferred**	**Prime***
(All Programs) 2/28/14 **Current Index Value**			**3.930**			
Years until 1st ARM PMT Change / Change Frequency		**INV 5.5/1**	**5.5/1 P**	**5.5/1***	**7/1 P**	**7/1***
	APR		**5.13**	**5.63**	**5.63**	**6.13**
Max Rate Change "per adj" 2.00 Ceiling Orig Rate + 5.00	**Rate**	5.00	4.00	4.50	5.00	5.50
Initial Rate **Discount** (-) or **Premium** (+)		-0.93	-0.93	-0.93	-0.43	-0.43
INV = non-owner occupied	**Margin**	2.00	1.00	1.50	1.50	2.00
***Prime** = all other (Not Preferred)	**Floor**	4.50	4.00	4.00	4.00	4.00
P = Preferred LTV less than 70% or PMI & cr score of 720 & higher						
Example of REFI 25 years Term $200,000 Loan	**Payment**	1,169.18	1,055.67	1,111.66	1,169.18	1,228.17
For Reference Only - (Not The Start Rate) - **Index + Margin**		5.93	4.93	5.43	5.43	5.93

Sample Costs included in APR (Annual Percentage Rate)			Additional Costs **Not** Included in APR:	
Flood Report	16.00		Loan Title Policy	300.00
Underwriting/ Appr Rev Fee	200.00		Recording Fees	112.00
Tax Service	65.00		Appraisal Fee	400.00
Emp & Income Verification	50.00		Document Preparation	475.00
Overnight Fee	25.00		Credit Report $15 Individual or Couple	25.00
Wire Fee	25.00			1,312.00
Origination Fee	125.00			
(CPL) +Title Closing Fee	950.00	Purchase Only	APR based on refi loan of $200,000	
Estimated Fee Subtotal:	1,456.00	+ Odd Days Interest	**APR for purchase would add .175%**	

Fees are approximate and vary by location and by vendor
Range from $1,800 to $2,800 for the costs of document preparation fee + appraisal/title/flood evaluation/credit report/tax service, etc.

CONSTRUCTION LOAN (Single Payment)	Multiple	**1 Year**	**APR =**	7.39
Disbursements (draws) up to 6				
1/2 point credited toward fees of the permanent loan with HSB	**Rate**	3.99	Plus **1 POINT (1%)** and $475 DOC PREP, plus 3rd party fees APPR, CR, TITLE & FLOOD cert. etc.	
FEE PER INSPECTION/ DRAW REQUEST	$100			
Final Appraiser Value / Quality Recertification	$100	APR based on non-purchase loan of $200,000		

Displayed APRs assume full term, credit score of 740, and no requirement of mortgage insurance (MI), APRs with MI will be higher

This flyer is for reference purposes and reflects recently available loan rates for specific programs under certain circumstances. Other loan programs and rates may be available. Please discuss your options with one of our Loan Officers. Refer to a Good Faith Estimate for likely costs associated with the particular program, number of units, service vendor, and location of your loan. The APR may be higher based on your credit risk score, percent of finance charge to loan amount, having no tax and ins escrow fund, or use of mortgage insurance. Your payment will be higher than displayed should you have an escrow payment for taxes or insurance. Rates are subject to change without advance notice. This is not a commitment for financing and rates float until formally locked-in.

EQUAL HOUSING LENDER

NMLS 704698

Member FDIC

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Prime Rate (Index published by WSJ) 3.25 **last prime rate adj date** 12/16/08

APR reflects floor rate and assumes no change in the index value

HOME EQUITY LINE OF CREDIT	**Margin**	**Rate**	**APR**	**HELOC**
5,000 to 24,999.99	1.00	4.50	4.5	**Min**
25,000 to 49,999.99	0.25	4.50	4.5	4.50
50,000 to 99,999.99	0.00	4.50	4.5	**Max**
100,000 and Over	-0.25	4.50	4.5	14.00

A Doc. Prep. fee of $195, 3rd party Title Recording and Credit Report fees apply + $50 annual renewal fee
Minimum monthly payment of $50. Monthly billing is interest only unless min. pmt. applies.
Requires billed monthly payments while there is a loan balance and a balloon payment of balance plus interest & fees at maturity
A single payment of outstanding balance plus interest & fees will be needed to close the account if paid before loan maturity

2ND MORTGAGE LOANS		**24 MO**	**36 MO**	**48 MO**	**60 MO**
	APR	5.13	5.38	5.63	5.88
(**FIXED** RATE MAXIMUM **5-YR TERM** WITH NO BALLOON)	**Rate**	5.00	5.25	5.50	5.75
(up to $25,000)					
APR & Example Pmt based on non-purchase loan of $10,000 Example Payment		438.71	300.83	232.56	192.17

(5.5/1 **ADJUSTABLE** RATE **15 YR TERM** - LOANS GREATER THAN $25,000) **5.5/1 ARM**

Both Interest Rate and Payment can change - See the Initial ARM Disclosure for Program Terms

Max Rate Change "per adj" 2.00 Ceiling Orig Rate + 5.00 **APR** 6.430

Index = FNMA 30 yr fixed A/A yield last of month 60 day delivery **Rate** 5.950

Initial Rate **Discount** (-) or **Premium** (+) -0.480

Current Index Value 3.930

(for reference) **Index + Margin** 6.430 **Margin** 2.500

Floor 4.500

Example Payment $252.35

APR & Example Payment based on non-purchase loan of $30,000

PLUS $195 document preparation fee together with the fees for a Short Title Search, Recording, Flood cert., Credit Report & Tax service

VACANT LOT LOAN **6 Year** **APR =** 6.75

Payments based on 6 years term **no Balloon payment** **Rate** 5.45 Plus **1 POINT (1%)** and $475 DOC PREP, plus 3rd party fees APPR, CR, TITLE & FLOOD cert. etc.

Minimum 30% Downpayment

APR assumes closing in-house APR based on non-purchase loan of $40,000

Not covered under dwelling loan rules unless plans to build are known Example Payment of $652.58

Displayed APRs assume full term, credit score of 740, and no requirement of mortgage insurance (MI), APRs with MI will be higher

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