

Mortgage Rates

As of January 1, 2025

YOUR LOCAL BRANCH OFFICE

Quoted rates are subject to change daily at the discretion of the Board of Directors. For the most up-to-date rate information, call 888.732.8562 or locally in Raleigh, 919.857.2150.

ADJUSTABLE RATE MORTGAGES*

Variable rate is subject to change on 5 year anniversary. Future rates and payments determined based on adding a margin to the index (5-Year Constant Maturity Treasury Yield rounded to the nearest one-eighth of one percentage point). Rate adjustments are subject to a cap of 2% per adjustment and a lifetime cap of 6%. All payment examples below are based on a \$150,000 loan with a 30-year loan term.

5-Year ARM 80% or less Loan-to-Value (LTV)

Initial rate: 7.250% (6.371% APR)** Fully Indexed Rate: 5.625%. Margin: 1.50%. Subject to floor rate of 2.750%.
 Payment Example:^^ The estimated principal and interest monthly payment for months 1-60 at an initial interest rate of 7.250% (6.371% APR) is \$1,023.25.^ The estimated principal and interest monthly payment for months 61-360 is \$879.95.

5-Year ARM 80.01% to 90% LTV

Initial rate: 7.850% (6.931% APR)** Fully Indexed Rate: 6.125%. Margin: 2.00%. Subject to floor rate of 3.250%.
 Payment Example:^^ The estimated principal and interest monthly payment for months 1-60 at an initial interest rate of 7.850% (6.931% APR) is \$1,085.00.^ The estimated principal and interest monthly payment for months 61-360 is \$928.44.^

5-Year ARM 90.01% to 100% LTV

Initial rate: 8.400% (7.472% APR)** Fully Indexed Rate: 6.625%. Margin: 2.50%. Subject to floor rate of 3.750%.
 Payment Example:^^ The estimated principal and interest monthly payment for months 1-60 at an initial interest rate of 8.400% (7.472% APR) is \$1,142.75.^ The estimated principal and interest monthly payment for months 61-360 is \$977.52.

5-Year ARM First Time Homebuyer 100% LTV ***

Initial rate: 8.400% (7.472% APR)** Fully Indexed Rate: 6.625%. Margin: 2.50%. Subject to floor rate of 3.750%.
 Payment Example:^^ The estimated principal and interest monthly payment for months 1-60 at an initial interest rate of 8.400% (7.472% APR) is \$1,142.75.^ The estimated principal and interest monthly payment for months 61-360 is \$977.52.

* Variable rates subject to change.
 ** APR = Annual Percentage Rate. APR is your cost over the loan term expressed as a rate.
 *** Interest paid on the loan portion that is greater than fair market value is not tax deductible for Federal income tax purposes. Consult a tax advisor for further information regarding the tax deductibility of interest and charges.
 ^ Taxes and insurance not included in the monthly payment amount. Actual monthly payment will be greater.
 ^^ Future rates are subject to change, so all rates for months 61-360 in the examples are estimated based on the current fully indexed rate.

FIXED RATE MORTGAGES

	Rate	APR**
10-Year 90% or less LTV Example of payment calculation: \$150,000 fixed rate mortgage loan for 10 years with a monthly payment of \$1,684.20.^	6.250%	6.532%
10-Year 90.01% to 95% LTV Example of payment calculation: \$150,000 fixed rate mortgage loan for 10 years with a monthly payment of \$1,703.22.^	6.500%	6.785%
15-Year 90% or less LTV Example of payment calculation: \$150,000 fixed rate mortgage loan for 15 years with a monthly payment of \$1,306.66.^	6.500%	6.703%
15-Year 90.01% to 95% LTV Example of payment calculation: \$150,000 fixed rate mortgage loan for 15 years with a monthly payment of \$1,327.36.^	6.750%	6.956%
20-Year 90% or less LTV Example of payment calculation: \$150,000 fixed rate mortgage loan for 20 years with a monthly payment of \$1,162.95.^	7.000%	7.168%
20-Year 90.01% to 95% LTV Example of payment calculation: \$150,000 fixed rate mortgage loan for 20 years with a monthly payment of \$1,185.56.^	7.250%	7.421%
30-Year 90% or less LTV Example of payment calculation: \$150,000 fixed rate mortgage loan for 30 years with a monthly payment of \$1,048.82.^	7.500%	7.635%

^ Taxes and insurance not included in the monthly payment amount. Actual monthly payment will be greater.
 ** APR=Annual Percentage Rate. APR is your cost over the loan term expressed as a rate.



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