



Real Estate Rate Sheet

Rates, terms, and conditions effective January 1, 2016 and are subject to change without prior notice.

Second Trust Deed*

Fixed Rate 2nd Trust Deed (2nd lien position only)
Up to 90% of Property Value

Term
Up to 180 months

APR
From 7.50% To 9.50%

Home Equity Line of Credit (HELOC)*

- Revolving line of credit secured by either a 1st or 2nd trust deed.
Borrow up to 90% of property value.
Draw period up to 120 months (10 years).
Variable rate of interest, subject to adjustment monthly (the interest rate would never exceed 18.00%).
Payment is only 1 1/2% of the balance shown on that month's billing statement.

Members can choose one of two options:

- Priced at Wall Street Journal prime rate + 0.00% for credit limits up to 80% Loan to Value.
Priced at Wall Street Journal prime rate + 1.00% for credit limits from 81% to 90% Loan to Value.

Conditions for Fixed 2nd Trust Deed Loans and HELOCs:

- Loan Minimum \$5,000.
Property must be owner occupied, primary residence.
Property must be a single-family home.
Factory manufactured homes are not eligible. (Mobile homes, prefabricated or modular homes.)
Properties are subject to validation of value by TCFCU appraisers only.
Property must be clear of encumbrances that would interfere with the Credit Union's lien position.
Homeowner's insurance required naming TCFCU as "loss payee".
Flood insurance may be required.

* Fees may range from \$189-\$1200 depending on loan type and dollar amount.

Tulare County Federal Credit Union is an Equal Housing Lender

