

Mortgage Loan Rates

All rates are effective as of **November 25, 2020**

All rates are subject to change without notice.



Conforming Fixed Rate Mortgage Loans	Points	Term (In Years)	Interest Rate	Annual Percentage Rate (APR)	Fully Indexed Rate	Monthly Payment per \$1,000 Borrowed	Monthly Payment per \$1,000 After First Adjustment
						If Applicable, Taxes and Insurance will Increase Payments	
10 Year Fixed Rate	0	10	3.000%	3.142%	N/A	\$9.66	N/A
12 Year Fixed Rate	0	12	3.000%	3.120%	N/A	\$8.28	N/A
15 Year Fixed Rate	0	15	3.000%	3.097%	N/A	\$6.91	N/A
15 Year Fixed Rate	1	15	2.875%	3.117%	N/A	\$6.85	N/A
15 Year Fixed Rate	2	15	2.750%	3.137%	N/A	\$6.79	N/A
20 Year Fixed Rate	0	20	3.125%	3.201%	N/A	\$5.61	N/A
20 Year Fixed Rate	1	20	3.000%	3.188%	N/A	\$5.55	N/A
20 Year Fixed Rate	2	20	2.875%	3.175%	N/A	\$5.48	N/A
30 Year Fixed Rate	0	30	3.125%	3.219%	N/A	\$4.28	N/A
30 Year Fixed Rate	1	30	3.000%	3.173%	N/A	\$4.22	N/A
30 Year Fixed Rate	2	30	2.875%	3.127%	N/A	\$4.15	N/A

Conforming Fixed Rate Mortgage Loan APR's assume a \$100,000 mortgage and a 20% down payment. Rates may vary based upon your credit profile, property type, or Loan-to-Value (LTV) percentage. Private Mortgage Insurance (PMI) is required for down payments less than 20%. Homeowner's Insurance and Flood Insurance (if applicable) are required. Condominiums: 90% Max LTV for FHLMC approved projects (80% Max LTV for non-approved) For maximum mortgage loan amounts, please see the table on page 2

Portfolio Fixed Rate Mortgage Loans	Points	Term (In Years)	Interest Rate	Annual Percentage Rate (APR)	Fully Indexed Rate	Monthly Payment per \$1,000 Borrowed	Monthly Payment per \$1,000 After First Adjustment
						If Applicable, Taxes and Insurance will Increase Payments	
10 Year Fixed Rate	0	10	3.500%	3.647%	N/A	\$9.89	N/A
12 Year Fixed Rate	0	12	3.500%	3.625%	N/A	\$8.51	N/A
15 Year Fixed Rate	0	15	3.500%	3.602%	N/A	\$7.15	N/A
15 Year Fixed Rate	1	15	3.375%	3.623%	N/A	\$7.09	N/A
15 Year Fixed Rate	2	15	3.250%	3.646%	N/A	\$7.03	N/A
20 Year Fixed Rate	0	20	3.625%	3.705%	N/A	\$5.86	N/A
20 Year Fixed Rate	1	20	3.500%	3.694%	N/A	\$5.80	N/A
20 Year Fixed Rate	2	20	3.375%	3.683%	N/A	\$5.74	N/A
30 Year Fixed Rate	0	30	3.625%	3.723%	N/A	\$4.56	N/A
30 Year Fixed Rate	1	30	3.500%	3.679%	N/A	\$4.49	N/A
30 Year Fixed Rate	2	30	3.375%	3.636%	N/A	\$4.42	N/A

Portfolio Fixed Rate Mortgage Loan APR's assume a \$100,000 mortgage and a 20% down payment. Rates may vary based upon your credit profile, property type, or Loan-to-Value (LTV) percentage. Condominiums: 80% Max LTV Private Mortgage Insurance (PMI) is required for down payments less than 20%. Homeowner's Insurance and Flood Insurance (if applicable) are required. For maximum mortgage loan amounts, please see the table on page 2

Adjustable Rate Mortgage Loans	Points	Term (In Years)	Interest Rate	Annual Percentage Rate (APR)	Fully Indexed Rate	Monthly Payment per \$1,000 Borrowed for 1st 5 Years	Monthly Payment per \$1,000 After First Adjustment
						If Applicable, Taxes and Insurance will Increase Payments	
5/1 Year Adjustable Rate	0	30	3.000%	3.135%	3.125%	\$4.22	\$4.27
First Time Home Buyers - 5/1 Yr. Adjustable*	0	30	2.875%	3.064%	3.125%	\$4.15	\$4.26

5/1 Year Adjustable Rate (Margin of 3%, Discount of 0.125%, Caps of 2% & 6%).
 First Time Home Buyers 5/1 Yr Adjustable (Margin of 3%, Discount of 0.25%, Caps of 2% & 6%).
 Maximum Loan-To-Value (LTV) is 95%. Adjustable Rate Mortgage Annual Percentage Rates (APR's) assume a \$100,000 mortgage and a 20% down payment. The APR for the 5/1 Year Adjustable Rate Mortgage Loan is fixed for the first 5 years and may increase or decrease annually thereafter
 Private Mortgage Insurance (PMI) required if the down payment is less than 20%. Homeowners insurance and flood insurance (if applicable) are required.
 Adjustable Rate Mortgage Loans use an index of 0.11
 Condominiums: 80% Max LTV
 *First Time Home Buyers 5/1 Year Adjustable Rate loan offers 3% down on owner-occupied, 1-unit homes and 5% down on owner-occupied, 2-unit homes.

Connecting All Offices:
413-586-1300 or 800-644-8261

Florence Bank
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Special Program Mortgage Loans	Points	Term (In Years)	Interest Rate	Annual Percentage Rate (APR)	Fully Indexed Rate	Monthly Payment per \$1,000 Borrowed	Monthly Payment per \$1,000 After First Adjustment
						If Applicable, Taxes and Insurance will Increase Payments	
MassHousing Mortgage Loan (3% Down)* Visit www.masshousing.com for more info	0	30	2.625%	2.678%	N/A	\$4.02	N/A
Home Possible (3% Down) Visit www.freddiemac.com for more info	0	30	3.250%	3.406%	N/A	\$4.35	N/A
USDA Rural Development Mortgage Loan (0% Down) Visit www.USDA.gov for more info	0	30	2.750%	2.853%	N/A	\$4.08	N/A

Special Program Mortgage Loans APR's assume a \$100,000 mortgage and a 20% down payment.
 Special Program Mortgage Loans may have additional qualification requirements such as, but not limited to: first time home buyer, income caps or property requirements. For more information, please visit the websites listed with products above or call us at (413) 586-1300
 *Private Mortgage Insurance (PMI) is required for down payments less than 20%.
 Homeowner's Insurance and Flood Insurance (if applicable) are required.
 Condominiums: No financing available for MassHousing, Home Possible Advantage or USDA programs.
 For information about Florence Bank's First Time Home Buyer's product, see the adjustable rate mortgage loan section on page 1.

Construction Mortgage Loans	Points	Term (In Years)	Interest Rate	Annual Percentage Rate (APR)	Fully Indexed Rate	Monthly Payment per \$1,000 Borrowed	Monthly Payment per \$1,000 After First Adjustment
						If Applicable, Taxes and Insurance will Increase Payments	
15 Year Fixed Rate	0	15	3.500%	3.935%	N/A	\$7.15	N/A
20 Year Fixed Rate	0	20	3.625%	3.971%	N/A	\$5.86	N/A
30 Year Fixed Rate	0	30	3.625%	3.872%	N/A	\$4.56	N/A

The Maximum Loan-To-Value (LTV) is 80%. Construction Mortgage Loan APR's assume a \$100,000 mortgage and a 20% down payment.
 Rates may vary based upon your credit profile, property type, or (LTV) percentage.
 Homeowner's Insurance and Flood Insurance (if applicable) are required.

Jumbo Fixed Rate Mortgage Loans	Points	Term (In Years)	Interest Rate	Annual Percentage Rate (APR)	Fully Indexed Rate	Monthly Payment per \$1,000 Borrowed	Monthly Payment per \$1,000 After First Adjustment
						If Applicable, Taxes and Insurance will Increase Payments	
15 Year Fixed Rate	0	15	3.000%	3.034%	N/A	\$6.91	N/A
20 Year Fixed Rate	0	20	3.125%	3.152%	N/A	\$5.61	N/A
30 Year Fixed Rate	0	30	3.125%	3.144%	N/A	\$4.28	N/A

The Maximum Loan-To-Value (LTV) is 80%. Jumbo Fixed Rate Mortgage Loan APR's assume a \$515,000 Mortgage, a 20% down payment and are for mortgage loans greater than \$510,400.00
 Rates may vary based upon your credit profile, property type, or (LTV) percentage.
 Homeowner's Insurance and Flood Insurance (if applicable) are required.

Land Mortgage Loans	Points	Term (In Years)	Interest Rate	Annual Percentage Rate (APR)	Fully Indexed Rate	Monthly Payment per \$1,000 Borrowed for 1st Year	Monthly Payment per \$1,000 After First Adjustment
						If Applicable, Taxes and Insurance will Increase Payments	
1 Year Adjustable Rate (Margin of 3.75%, Premium of -1%, Caps of 2% & 6%)	0	10	4.875%	4.236%	3.875%	\$10.55	\$10.11

The land must be a legal building lot.
 The Maximum Loan-to-Value (LTV) is 70%. Loan Annual Percentage Rates (APR's) assume a \$100,000 mortgage and a 30% down payment.
 Adjustable Rate Mortgage Loans use an index of 0.11

Loan To Value Tables									Fixed Rate Mortgage Loans	
Request	Units	Max LTV	Request	Units	Max LTV	Request	Units	Max LTV	Units	Maximum Amount
Purchase	1	95%	No Cash Out Refinance	1	95%	Cash-Out refinance	1	80%	1	\$510,400
	2	85%		2	85%		2	75%	2	\$653,550
	3	80%		3	80%		3	75%	3	\$789,950
	4	80%		4	80%		4	75%	4	\$981,700
1 Unit, 2nd Home		90%	1 Unit, 2nd Home		90%	1 Unit, 2nd Home		75%		

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