

Mortgage Loan Rates

All rates are effective as of December 5, 2023

All rates are subject to change without notice.

Florence Bank

Conforming Fixed Rate Mortgage Loans	Points	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	6.250%	6.539%	N/A	\$11.23	N/A
12-Year Fixed-Rate	0	6.250%	6.497%	N/A	\$9.89	N/A
15-Year Fixed-Rate	0	6.500%	6.708%	N/A	\$8.71	N/A
15-Year Fixed-Rate	1	6.375%	6.744%	N/A	\$8.64	N/A
15-Year Fixed-Rate	2	6.250%	6.780%	N/A	\$8.57	N/A
20-Year Fixed-Rate	0	6.750%	6.919%	N/A	\$7.60	N/A
20-Year Fixed-Rate	1	6.625%	6.924%	N/A	\$7.53	N/A
20-Year Fixed-Rate	2	6.500%	6.929%	N/A	\$7.46	N/A
30-Year Fixed-Rate	0	7.000%	7.132%	N/A	\$6.65	N/A
30-Year Fixed-Rate	1	6.875%	7.107%	N/A	\$6.57	N/A
30-Year Fixed-Rate	2	6.750%	7.082%	N/A	\$6.49	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 Freddie Mac approved projects.

Portfolio Fixed Rate Mortgage Loans	Points	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	6.750%	7.024%	N/A	\$11.48	N/A
12-Year Fixed-Rate	0	6.750%	6.984%	N/A	\$10.15	N/A
15-Year Fixed-Rate	0	7.000%	7.198%	N/A	\$8.99	N/A
15-Year Fixed-Rate	1	6.875%	7.236%	N/A	\$8.92	N/A
15-Year Fixed-Rate	2	6.750%	7.275%	N/A	\$8.85	N/A
20-Year Fixed-Rate	0	7.250%	7.412%	N/A	\$7.90	N/A
20-Year Fixed-Rate	1	7.125%	7.419%	N/A	\$7.83	N/A
20-Year Fixed-Rate	2	7.000%	7.426%	N/A	\$7.75	N/A
30-Year Fixed-Rate	0	7.500%	7.628%	N/A	\$6.99	N/A
30-Year Fixed-Rate	1	7.375%	7.606%	N/A	\$6.91	N/A
30-Year Fixed-Rate	2	7.250%	7.584%	N/A	\$6.82	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; non-approved Freddie Mac projects

Private Mortgage Insurance (PMI) is required for down payments less than 20%. Homeowner's Insurance and Flood Insurance (if applicable) are required.



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Adjustable-Rate Mortgage (ARM) Loans	Points	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	
5/1-Year Adjustable-Rate (30-Year Term)	0	5.250%	6.930%	7.875%	\$5.52	\$7.04
7/1-Year Adjustable-Rate (30-Year Term)	0	5.500%	6.754%	7.875%	\$5.68	\$6.98
10/1-Year Adjustable-Rate (30-Year Term)	0	5.750%	6.581%	7.875%	\$5.84	\$6.89

Adjustable Rate Mortgage Loan APR's assume a \$100,000 mortgage and a 20% down payment.

CAP Structure: Initial Adjustment/Lifetime Adjustment - 2%/6% unless otherwise stated.

The APR is subject to increase or decrease at the time of each adjustment.

The initial interest rate may be discounted until the first review period.

The margin on all ARM's is 2.75% unless otherwise noted.

ARM Loans use an index of 5.16

Private Mortgage Insurance (PMI) required if the down payment is less than 20%. Homeowners insurance and flood insurance (if applicable) are required.

Condominiums: 90% Max Loan-to-Value (LTV) for Freddie Mac approved projects.

Construction Mortgage Loans	Points	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	7.000%	7.315%	N/A	\$8.99	N/A
20-Year Fixed-Rate	0	7.250%	7.505%	N/A	\$7.90	N/A
30-Year Fixed-Rate	0	7.500%	7.700%	N/A	\$6.99	N/A

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 Loan-to-Value (LTV) percentage.

Homeowner's Insurance and Flood Insurance (if applicable) are required.

Jumbo Fixed Rate Mortgage Loans	Points	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	6.625%	6.690%	N/A	\$8.78	N/A
20-Year Fixed-Rate	0	6.875%	6.929%	N/A	\$7.68	N/A
30-Year Fixed-Rate	0	7.125%	7.168%	N/A	\$6.74	N/A

Jumbo Fixed Rate Mortgage Loan APR's assume a \$726,200 Mortgage, a 20% down payment and are for mortgage loans greater than \$726,200.00.

Rates may vary based upon your credit profile, property type, or Loan-to-Value (LTV) percentage.

Homeowner's Insurance and Flood Insurance (if applicable) are required.

Land Mortgage Loans	Points	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	
1-Year Adjustable-Rate (10-Year Term) (Margin of 3.75%)	0	7.000%	8.753%	8.875%	\$11.61	\$12.51

The land must be a legal building lot.

The initial interest rate may be discounted until the first review period.

Loan Annual Percentage Rates (APR's) assume a \$100,000 mortgage and a 30% down payment.

Land Mortgage Loans use an index of 5.16.



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Special Program Mortgage Loans	Points	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	
Home Possible (30-Year Term)*	0	7.000%	7.122%	N/A	\$6.65	N/A
USDA Rural Development Mortgage Loan (30-Year Term)	0	7.000%	7.156%	N/A	\$6.65	N/A

Special Program Mortgage Loans APR's assume a \$100,000 mortgage and a 20% down payment.

Special Program Mortgage Loan may have additional qualification requirements such as, but not limited to: First Time Home Buyer's only, income cap, down payment requirements or property type.

Homeowner's Insurance and Flood Insurance (if applicable) are required.

Condominiums: No financing available for Home Possible Advantage or USDA programs.

*Private Mortgage Insurance (PMI) is required for down payments less than 20%.

USDA Guarantee Fee is assessed and based on the loan amount; 1.00% for purchase and refinance transactions.

First Time Homebuyer (FTHB) Mortgage Loans	Points	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	
FTHB - 30-Year Fixed Rate*	0	6.500%	6.558%	N/A	\$6.32	N/A
FTHB - 5/1-Year Adjustable-Rate (30-Year Term)**	0	5.125%	6.826%	7.875%	\$5.44	\$7.02
FTHB - 7/1-Year Adjustable-Rate (30-Year Term)**	0	5.375%	6.636%	7.875%	\$5.60	\$6.96
FTHB - 10/1-Year Adjustable-Rate (30-Year Term)**	0	5.625%	6.446%	7.875%	\$5.76	\$6.86

First Time Homebuyer Mortgage Loan APR's assume a \$100,000 mortgage and a 20% down payment.

*FTHB 30-Year Fixed-Rate loan offers 3% down payment on owner-occupied 1-unit homes and Freddie Mac approved condominium projects, and 5% down payment on owner occupied 2-unit homes.

**FTHB Adjustable-Rate Mortgage loans offer 3% down payment on owner-occupied 1-unit homes and 5% down payment on owner occupied 2-unit homes.

**CAP Structure: Initial Adjustment/Lifetime Adjustment - 2%/6% unless otherwise noted.

**The APR is subject to increase or decrease at the time of each adjustment.

**The initial interest rate may be discounted until the first review period.

**The margin on all ARM loans is 2.75% unless otherwise noted.

**ARM Loans use an index of 5.16

