

**Home Equity Rates and Terms**  
**Fixed Rate**  
**Rates Effective as of November 1, 2013 a date certain.**

<b>MAX LTV*</b>	<b>Financing Term</b>	<b>Rate</b>	<b>Minimum</b>	<b>Maximum</b>
80%	5 Years	3.50% APR**	\$15,000.00	\$350,000.00
80%	10 Years	4.50% APR**	\$20,000.00	\$350,000.00
80%	15 Years	5.75% APR**	\$25,000.00	\$350,000.00

**No Annual Fees and you pay No Closing Costs!**

\*LTV = Loan To Value Percentage (Sum of all mortgages including amount applying for ÷ Home Value)  
 \*\*Rate = Annual Percentage Rate (APR)

<b>MAX LTV*</b>	<b>Max Loan Term</b>	<b>Rate</b>	<b>Minimum</b>	<b>Maximum</b>
100%	10 Years	8.00%	\$10,000.00	\$50,000.00

**No Annual Fees and you pay No Closing Costs other than:**

Appraisal Fee = \$250

Note: *Reimbursement of Closing Costs is required for both 80% and 100% LTV products if paid in full before two (2) years.*

Interest may be tax deductible. Ask your tax advisor or accountant for details.  
 Payroll deduction is available for payments at Wepawaug-Flagg Federal Credit Union.

This Loan may be used for any purpose, such as;

- Debt Consolidation
- Auto Purchases
- Home Improvements
- Vacations
- Educational Expenses

**For further information, call Rich Dextraze at (203) 288-1695 in Hamden.**



We do Business in Accordance with the  
 Federal Fair Housing Law and the  
 Equal Housing Opportunity Act.

*Your savings is federally insured to at least \$100,000 and backed by the full faith and credit of the  
 United States Government  
 National Credit Union Administration, a U.S. Government Agency*

**Wepawaug-Flagg Federal Credit Union**  
 105 Sanford Street . Hamden . CT . 06514 . (203) 288-1695 tel . (203) 288-3917 fax  
 200 Orange Street . New Haven . CT . 06510 . (203) 946-8700 tel . (203) 946-8702 fax

**NOTICE TO HOME EQUITY LOAN AND LINE OF CREDIT APPLICANTS  
ABOUT OUR APPRAISAL OF  
YOUR PROPERTY, YOUR RIGHT TO A LAWYER, OUR POLICY ON  
INTERIM FINANCING AND THE ABSENCE OF A RATE LOCK-IN AGREEMENT**

The words “you” and “your” refer to each and all persons who are applying for our Home Equity Loan or Line of Credit Account. The words “we”, “us”, and “our” refer to Wepawaug-Flagg Federal Credit Union.

**I. APPRAISAL REPORT**

In considering your application, we will perform an appraisal of your property. This appraisal is for our purposes only. When it is complete, this appraisal report will be available at our offices for your review. You have a right to a copy of the appraisal report used in connection with your application for credit. If you wish a copy, please write to us at the mailing address we have provided. We must hear from you no later than 90 days after we notify you about the action taken on your credit application or you withdraw your application. In your letter, give us the following information: Loan or application number, if known, date of application, name(s) of loan applicant(s), property address and your current mailing address.

Please do not rely on this appraisal report for any purposes whatsoever. It was prepared for our internal purposes only and was not intended for you or anyone other than us to rely on.

**II. LEGAL REPRESENTATION**

The law requires us to give you the following information:

You may have legal interests that differ from ours. We may not require you to be represented by the lawyer, if any, who represents us. You have a right to hire your own lawyer to represent you in this transaction. You may waive the right to be represented by a lawyer in this transaction. You may direct any complaints concerning this Part II to the Connecticut Department of Banking.

**III. OUR POLICY ON INTERIM FINANCING**

We are required by law to tell you that we have a general policy of only offering what is known as “interim financing” on a case by case basis at our discretion. “Interim financing” means a short term loan, the proceeds of which are used to purchase a 1-4 family residence and which is due and payable when you sell your current residence.

If you open a *Home Equity Loan or Line of Credit* Account and then ask us to close the Account at any time on or before the second anniversary of the date that the Account was opened, we may require you to repay the costs incurred in opening your Line of Credit. These costs may be between \$150 and \$500. If you have a need for interim financing, please let us know, and we will provide you with more information on what types of interim financing products may be available from us, if any.

**IV. ABSENCE OF A “RATE LOCK-IN” AGREEMENT**

A “Mortgage Rate Lock-In” is an agreement where we agree to give you a particular rate, number of points or specified variable rate terms, provided that you close the loan within a specified period. The *Home Equity Line of Credit* Account has a variable rate feature, and none of the terms are locked-in (or guaranteed) for you before the closing. By accepting this Application Package and signing your application, you are telling us that you understand and agree that we are not offering any Mortgage Rate Lock-In Agreement on the Home Equity Line of Credit for which you have applied.

## **Notice to the Home Loan Applicant**

In connection with your application for a home loan, the lender must disclose to you the score that a consumer reporting agency distributed to users and the lender used in connection with your home loan, and the key factors affecting your credit scores.

The credit score is a computer generated summary calculated at the time of the request and based on information that a consumer reporting agency or lender has on file. The scores are based on data about your credit history and payment patterns. Credit scores are important because they are used to assist the lender in determining whether you will obtain a loan. They may also be used to determine what interest rate you may be offered on the mortgage. Credit scores can change over time, depending on your conduct, how your credit history and payment patterns change, and how credit scoring technologies change.

Because the score is based on information in your credit history, it is very important that you review the credit-related information that is being furnished to make sure it is accurate. Credit records may vary from one company to another.

If you have questions about your credit score or the credit information that is furnished to you, contact the consumer reporting agency at the address and telephone number provided with this notice, or contact the lender, if the lender developed or generated the credit score. The consumer reporting agency plays no part in the decision to take any action on the loan application and is unable to provide you with specific reasons for the decision on a loan application.

If you have questions concerning the terms of the loan, contact the lender.

**Trans Union** – [www.tuc.com](http://www.tuc.com)  
Consumer Relations Dept.  
P.O. Box 1000  
2 Baldwin Place  
Chester, PA 19022  
(800) 888-4213

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## *Servicing Disclosure Statement*

*NOTE: This disclosure applies to you if there is currently no mortgage on your home*

### **NOTICE TO FIRST LIEN MORTGAGE LOAN APPLICANTS THE RIGHT TO COLLECT YOUR MORTGAGE LOAN PAYMENTS MAY BE TRANSFERRED**

You are applying for a mortgage loan covered by the Real Estate Settlement Procedures Act (RESPA) (12 U.S.C. Sec. 2601 et seq.). RESPA gives you certain rights under Federal law. This statement whether the servicing for this loan may be transferred to a different loan servicer. "Servicing" refers to collecting your principal, interest and escrow payments, if any as well as sending any monthly or annual statements, tracking account balances, and handling other aspects of your loan. You will be given advance notice before a transfer occurs.

#### **Servicing Transfer Information**

The loan for which you have applied will be serviced at this financial institution and we do not intend to assign, sell, transfer or assign the servicing of the loan.

**Wepawaug-Flagg Federal Credit Union**

**RIGHT TO RECEIVE COPY OF APPRAISAL**

We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close.

You can pay for an additional appraisal for your own use at our own cost.

**NATIONWIDE MORTGAGE LICENSING SYSTEM  
DISCLOSURE**

Your mortgage application will be processed by one of the following Mortgage Loan Officers

**Richard P. Dextraze**  
Mortgage Loan Officer ID #772979

**Michelle Hoffman**  
Mortgage Loan Officer ID #772980