



**Northwest Federal Credit Union (NWFCU)** offers a variety of loan options to help you make the most of the equity in your home. An equity loan uses your home as collateral, so interest rates are generally much lower than other types of loans, and the interest may be tax deductible.<sup>1</sup> This allows you to draw against the value of your property to make home improvements, consolidate debt, finance major purchases or a dream vacation—even pay tuition—at a lower cost than consumer loans or credit cards.

Outlined below are the highlights of NWFCU's equity offerings. Our rates, terms and service are worth comparing, and our fast approval and closing make getting your funds quick and easy. When it comes to making your loan payments, you can pay by mail, phone, in person, online, have payments automatically deducted from an NWFCU account or directly debited from any other financial institution.

## Equity Loan Options

### 5, 7, 10 Year Equity Loans

These loans are available at competitive fixed interest rates on owner-occupied properties nationwide.<sup>2</sup> They feature:

- No points
- No closing costs on owner-occupied/primary residence properties; NWFCU pays fees, except appraisal fee<sup>3</sup>
- Borrow up to 90% of the value of the property, less the outstanding first mortgage
- Loan amounts from \$5,000 to \$100,000 (Maximum loan is determined by your loan-to-value. Contact our Mortgage Department for details.)

### 15 Year Equity Loan

Offering a longer repayment term and higher loan limit, this fixed-rate loan has the same basic features of our shorter loan lengths with these important distinctions:

- Available on non-owner occupied<sup>4</sup> properties, too
- Loan amounts from \$5,000 to \$350,000
- No closing costs on owner-occupied/primary residence properties; NWFCU pays fees, except appraisal fee<sup>3</sup>
- Up to \$500 credit on closing costs for investment properties and second homes<sup>3</sup>
- Borrow up to 90% of the value on an owner-occupied property, less the outstanding first mortgage

## Home Equity Line of Credit (HELOC)<sup>5</sup>

For members looking to access the value of their equity on an as-needed basis, our HELOC is an excellent option. This loan offers a revolving line of credit similar to a credit card, but at a competitive variable interest rate with the monthly payment calculated on a 15-year amortization of the principal balance. The interest rate, which is subject to change quarterly, is based on the Prime Rate as announced in the *Wall Street Journal* on the last business day of the month. Our HELOC features:

- No points; NWFCU pays fees, except appraisal fee
- No closing costs<sup>3,6</sup> provided the line of credit stays open for at least 24 months
- Loan amounts from \$5,000 to \$350,000
- Borrow up to 90% of the value of the property, less the outstanding first mortgage
- Available on owner-occupied properties in DC, MD, VA, PA and FL<sup>7</sup>

Variable Rate Calculation for HELOCs	
Loan-to-Value (LTV)	Interest Rate <sup>5</sup>
<b>HELOC</b>	
80%	Prime - 0.5%
90%	Prime + 1.0%
Minimum Annual Percentage Rate will not go below 5.00%.	

## Additional Equity Loan Benefits

If you're an NWFCU Travel Rewards Gold MasterCard user, you'll earn valuable bonus points when you close on any equity loan.

- Fixed rate loans earn 1,000 points per \$10,000 borrowed up to an aggregate of 10,000 points.
- Variable rate HELOCs earn 2,500 mileage points regardless of loan amount.

Don't have an NWFCU Travel Rewards Gold MasterCard? We'll give you 5,000 bonus points upon approval of your new card. Points are then earned at 1 point per \$1 charged and are redeemable for cash back or air travel on any U.S.-based airline with **no** blackout dates. Best of all, we'll use your equity loan application to process your credit card request—no separate application required!

Applying for your equity loan or line is as easy as completing and returning the attached application, calling our lending professionals, or visiting [www.nwfcu.org](http://www.nwfcu.org) to apply online.

# Equity Loan Application

You can also apply online at [www.nwfcu.org](http://www.nwfcu.org)



This application is designed to be completed with the Lender's assistance. Applicants should complete this form as "Borrower" or "Co-Borrower", as applicable. Co-Borrower information must also be provided (and the appropriate box checked) when:  the income or assets of a person other than the Borrower (including the Borrower's spouse) will be used as a basis for loan qualification or  the income or assets of the Borrower's spouse or other person who has community property rights pursuant to state law will not be used as a basis for loan qualification, but his or her liabilities must be considered because the spouse or other person has community property rights pursuant to applicable law and Borrower resides in a community property state; the security property is located in a community property state; or the Borrower is relying on other property located in a community property state as a basis for repayment of the loan.

If this is an application for joint credit, Borrower and Co-Borrower each agree that we intend to apply for joint credit (sign below):

**Borrower Signature** \_\_\_\_\_

**Co-Borrower Signature** \_\_\_\_\_

### Instructions

**Complete and return this application to NWFCU with the following documents:**

- Copies of two most recent pay stubs or, if self-employed, copies of signed tax returns; all applicable schedules and attachments; and year-to-date profit and loss statement
- Current mortgage statement showing balance and monthly payment and complete copy of 1st mortgage promissory note
- Copy of Deed or Deed of Trust

**An appraisal is required and will be ordered by NWFCU at the member's expense.**

A flood search is required on all mortgage/equity loans and one will be completed. Flood insurance is required for properties in a flood zone.

A: Type of Equity Loan Requested (Please print)		Amount
<input type="checkbox"/> 5-Year Fixed Rate Equity Loan	\$ _____	<input type="checkbox"/> Variable Rate HELOC
<input type="checkbox"/> 7-Year Fixed Rate Equity Loan	\$ _____	
<input type="checkbox"/> 10-Year Fixed Rate Equity Loan	\$ _____	
<input type="checkbox"/> 15-Year Fixed Rate Equity Loan	\$ _____	
Purpose of Loan _____		
Subject Property Address _____		

  

B: Borrower		C: Co-Borrower (Optional)	
Name (Last, First, MI)	NWFCU Account Number		
Social Security Number/TIN	Birthdate (MM/DD/YYYY)	<input type="checkbox"/> Own <input type="checkbox"/> Rent <input type="checkbox"/> Other	No. of Dependents
Daytime Phone Number ( ) ( )	Evening Phone Number ( ) ( )	No. of Years	
Current Address	City, State, Zip		
Mailing Address (if other than Current Address)	City, State, Zip		
Mortgage Balance \$	Monthly Payment \$	Market Value \$	
Employer	Years/Months There		
<input type="checkbox"/> Full Time <input type="checkbox"/> Self-Employed <input type="checkbox"/> Part Time <input type="checkbox"/> Retired	Annual Gross Income/Annuity \$	Annual Gross Income/Annuity \$	(Please provide two concurrent pay stubs)
Other Monthly Income \$	Source: _____	Other Monthly Income \$	Source: _____
(Alimony, child support or separate maintenance need not be revealed if you do not wish to have it considered as a basis for repaying this obligation.)			

### D: Statement of Assets and Liabilities

Assets		Liabilities & Pledged Assets				
Description	Cash or Market Value	Account Number	Account Name if Not Borrower's	Monthly Payment	Mos. Left to Pay	Unpaid Balance
Checking & Savings Accounts; Institution (Bank/S&L/Credit Union) Name	\$	Account Number		\$		\$
Stocks & Bonds (Nbr/Description)						
Life Insurance Net Cash Value Face Amount \$						
<b>Subtotal Liquid Assets</b>	<b>\$</b>					
Real Estate Owned (Enter Market Value from Schedule of Real Estate Owned)						
Vested Interest in Retirement Fund						
Net Worth of Business Owned (Attach Financial Statement)						
Automobiles Owned (Make & Year)						
Furniture and Personal Property						
Other Assets (Itemize)						
			Alimony/Child Support/Separate Maintenance Payments Owed To			
<b>TOTAL ASSETS (A) \$</b>		<b>Total Monthly Payments \$</b>		<b>TOTAL LIABILITIES (B) \$</b>		
		<b>NET WORTH (A minus B) \$</b>				