



Oneida Savings Bank Mortgage Rates

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11:30AM

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(Next to Main Banking Office at 182 Main Street, Oneida)

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Please note that current interest rates apply to borrowers with an excellent credit history.
Actual interest rates and fees may vary based on one's credit.

Conventional - FIXED RATE MORTGAGE

60 DAY RATE LOCK. 1-unit owner occupied. Primary and acceptable Vacation/Second Homes. Minimum Loan Size: \$10,000. Maximum Loan Size: 1-unit \$417,000. Minimum Loan Term 10 years.				
TERM in Years	POINTS	RATE	APR (1)	Monthly Payment Per \$1,000
15	0	4.000%	4.102%	\$7.40
20	0	4.375%	4.458%	\$6.26
20	1	4.125%	4.323%	\$6.13
30	0	4.500%	4.561%	\$5.07
30	1	4.250%	4.395%	\$4.92

Conventional - ADJUSTABLE RATE MORTGAGE (ARM)

60 DAY RATE LOCK. 1-unit owner occupied. Primary and acceptable Vacation/Second Homes. Minimum Loan Size: \$10,000. Maximum Loan Size: 1-unit \$417,000. Minimum Loan Term 10 years.				
TERM in Years	POINTS	RATE	APR (2)	Monthly Payment Per \$1,000
5/1 ARM Maximum Adjustment 2%/year, 5% Life of Loan; No Minimum Rate; Margin 2.875%.				
15	0	4.500%	4.046%	\$7.65
30	0	4.500%	3.679%	\$5.07
3/1 ARM Maximum Adjustment 2%/year, 5% Life of Loan; No Minimum Rate; Margin 2.875%.				
15	0	4.250%	3.670%	\$7.53
30	0	4.250%	3.438%	\$4.92
1 Year ARM Maximum Adjustment 2%/year, 6% Life of Loan; Minimum Rate is equal to initial rate; Margin 2.875%.				
15	0	4.000%	4.104%	\$7.40
30	0	4.000%	4.058%	\$4.78

Government Loans

FHA/VA Government Loan Guidelines Apply. Contact a Mortgage Consultant for details.				
TERM in Years	POINTS	RATE	APR (3)	Monthly Payment Per \$1,000
30	0	4.625%	4.867%	\$5.14

SONYMA Special Eligibility Requirements - Contact a Mortgage Consultant for details.

	POINTS	RATE	APR	Monthly Payment Per \$1,000
Low Interest Rate Program (Term 30 years; 100 day rate lock)				
Without DPAL*	1	4.625%	4.625%	\$5.14
With DPAL*	1	5.125%	5.125%	\$5.45
Achieving the Dream Program (Term 30 year; 100 day rate lock) MAXIMUM INCOME LIMITS APPLY				
Without DPAL*	1	4.000%	4.000%	\$4.78
With DPAL*	1	4.500%	4.500%	\$5.07

*DPAL = SONYMA Down Payment Assistance Loan

Non-Owner Occupied ARM

1 Year ARM Maximum Adjustment 2%/year, 6% Life of Loan; Minimum Rate is equal to initial rate; Margin 3.375%; Minimum Downpayment 25%.				
TERM in Years	POINTS	RATE	APR	Monthly Payment Per \$1,000
15	0	6.500%	6.599%	\$8.71
20	0	6.500%	6.579%	\$7.46

(1) Conventional APR's based on a loan amount of \$100,000 with maximum loan term, excluding Private Mortgage Insurance (with 20% down payment).

(2) APR (Annual Percentage Rate) calculations are based on the most recent index available (.25%); APR may increase after consummation on ARM's.

(3) Government Loan APR's based on a loan amount of \$81,200 with maximum loan term, and include Upfront Mortgage Insurance.

Monthly Payment per \$1,000 includes principal and interest, and does not include reserves for taxes or insurance.

Rates and Terms are subject to change without notice. Private Mortgage Insurance is required on loans with less than 20% down.

Call our Mortgage Professionals TODAY for details regarding our Mortgage Loan Programs.