

MORTGAGE DISCLOSURE

IDB Global Federal Credit Union
1300 New York Avenue, Washington DC 20577

Interest CAPS and terms

Visit the [U.S. Department of the Treasury](http://www.treasury.gov) to check the interest CAPS and rates.

Terms/ Program	1/1 ARM	3/1 ARM	3/3 ARM	5/1 ARM	7/1 ARM	10/1 ARM
Maximum Periodic Rate Increase	2.000%	2.000%	2.000%	2.000%	5.000%	5.000%
Maximum Lifetime Rate Increase	6.000%	6.000%	6.000%	6.000%	5.000%	5.000%
Initial Interest Rate Changes After	12 Months	36 Months	36 Months	60 Months	84 Months	120 Months
Rate Can Change Every	12 Months	12 Months	36 Months	12 Months	12 Months	12 Months
Treasury Index	1 Year T-Bill	1 Year T-Bill	3 Year T-Bill	1 Year T-Bill	1 Year T-Bill	1 Year T-Bill
Margin	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%

- For Higher LTV's over 80% please contact our Lending Department at cu.lending@iadb.org or 202.623.3344

1st Deed of Trust Maximum Loan-To-Value

Loan Type	Loan Amount	Maximum LTV
Primary Residence	\$10,000 - \$424,100	90%
Primary Residence	\$417,001 - \$636,150	85%
Primary Residence	\$636,150 - \$1,000,000	80%
Primary Residence	\$1,000,001 - \$1,250,000	75%
Members working at Country Office (Special Terms)	\$10,000 - \$1,250,000	75%
Investment Property	\$10,000 - \$424,100	70%

*For loans over \$417,000 please contact our Lending Department at cu.lending@iadb.org for special conditions.

Mortgage Origination Fees

Lender Origination fees:

Application Fee	\$200.00 * non-refundable
Processing Fee	\$300.00 * non-refundable
Loan Underwriting Fee	\$250.00 * non-refundable
Subordination Agreement	\$150.00
Loan Commitment Fee	Loan Amount Commitment Fee \$10,000 - \$417,000.....\$500.00 \$417,001 - \$625,500.....\$650.00 \$625,501 - \$1,000,000.....\$800.00 \$1,000,001 – 1,250,000.....\$1,000.00
Interest Rate “Lock-in” Fee	0.125% of loan amount
Lock-in Extension Fee	\$250.00

Interest Rate Lock-In: Interest rate may change daily based upon market conditions.

- Pre-qualification required.
- **Cost*:** the interest rate Lock-in fee is 0.125% of loan amount, payable at time of application, and non-transferable.
- **Terms:** Lock-in valid for 60 days for all portfolio products, the settlement date needs to be effective maximum 3 days prior the end of the lock in period.
- **Rate reduction:** One-time option to reduce the interest rate 10 days prior to settlement or the expiration of the lock-in, whichever occurs first. 30 Years Fixed loans are not eligible for rate reduction.
- Request for rate reduction must be made in writing.
- The Credit Union is not responsible for informing borrower(s) of interest rate decreases or increases.

Third Party Fees: Connected with the loan process.

Appraisal Report	From \$460.00 or more depending on market conditions
Flood Certificate	\$16.00
Deed of Trust Prep.	\$150.00
Credit Report	\$39.50

Title Company related Fees:

Settlement Fee	\$500.00 or plus
Abstract Title Search	\$100.00 - \$300.00 Range
Policy Prep Fee	\$50.00
Courier Fee	\$50.00
Title Insurance Policy	Market Conditions
Owner Insurance Policy	Market Conditions
Recording Fees	\$56.00-\$200.00 Based on Country Information
Transfer Taxed	Depends on the state regulations

Escrows:

Escrows	IDB Global Federal Credit Union Reserves	Additional Reserves
Property Taxes	2 Months	Depending on Country Taxes Due date
Hazard Insurance	2 Months	Purchase: 12 Months Paid at front
		Refinance: Based on Policy Due date
Mortgage Insurance	2 Months	Purchase: 12 Months Paid at front
		Refinance: Based on Policy Due date

Home Mortgage Disclosure Act Notice (HMDA)

The HMDA data about our residential mortgage lending is available for review. The data showed geographic distribution of loans and applications; ethnicity; race; sex; and income of applicants and borrowers; and information about loan approvals and denials. Inquire at this office regarding the locations where HMDA data may be inspected. To receive a copy of this HMDA data send a request to cu.lending@iadb.org

*Our Mortgage Loans do not have pre-payment penalties