

# You Can Achieve Your Dreams with ProFed Mortgage Services



*At ProFed, we are committed to making home ownership affordable, simple, and secure. Our flexible financing options and a solid history of responsible service make ProFed a wise choice—whether you are buying, building, or refinancing a home.*

## Lots of Mortgage Options

At ProFed we know that your home buying or refinancing situation is unique. With our wide variety of mortgage loan options, we can help find the loan that is right for you:

- **Fixed-Rate Mortgages**

These conventional loan terms offer the security of a fixed interest rate. The longer term fixed-rate mortgages are ideal for first-time home buyers.

- **FHA and USDA Loans**

FHA financing offers lots of benefits, including a low down payment requirement, low fixed rates, and flexible credit qualifications. USDA financing benefits eligible buyers in rural areas, offering flexible guidelines, little or no down payment and no monthly mortgage insurance premium.

- **Land purchases**

This loan, designed for bare-land purchases, offers reasonable rates with a longer term than a personal loan.

- **Construction Loans**

ProFed offers a construction loan with one or two closings. With two closings, you can choose from our full line of mortgages and lock your rate when construction is complete. With a one-time closing, choose from several mortgage products and lock your rate at the start of the construction.

- **Adjustable Rate Mortgages and Balloon Mortgages**

Each of these mortgage products may be amortized up to 30 years. With an Adjustable Rate Mortgage, you would have a short-term fixed interest rate for an initial period. After the initial period, your loan rate is subject to change annually.

With a Balloon Mortgage, you have a longer initial fixed interest period. At the end of the balloon, the mortgage is required to be paid in full or refinanced. These products offer an alternative to a long-term fixed rate mortgage.

## Low-Cost, Hassle-Free Mortgage Features

- Loans serviced in-house
- Personal answers from local staff
- Fixed and adjustable interest rates
- Low closing costs
- Low mortgage insurance premiums
- Speedy pre-approvals
- Escrow property taxes and/or home owner's insurance

## Easy Mortgage Payments

ProFed also gives you easy, convenient ways to make your mortgage payments:

- Automatic deductions from your savings (share), checking (draft), or money market account
- Automatic deductions from other institutions through the Automated Clearing House (ACH)
- By touch-tone phone through Touch-Tone Teller
- With Internet access, you can use ProFed Online to make payments from your home computer or mobile device
- Mail your payments or pay in-person at any ProFed branch

## How Do I Get Started?

First, call ProFed at 260-483-0514 or 800-752-4613 ext. 16, to make your application appointment. Then bring the following information to your appointment:

### If you are refinancing a home—

- ✓ W-2 statements for you and your co-borrower for the previous year.
- ✓ Current employment pay stubs for you and your co-borrower. (If you are self-employed, bring your last two years' tax returns.)
- ✓ A survey of your property. (If unavailable, bring a legal description of your property.)
- ✓ Your current homeowner's insurance policy.
- ✓ Copies of all your asset statements such as 401(k)s, IRAs, profit sharing, etc.

### If you are purchasing a home—

- ✓ Bring the first two items above and copies of all your asset statements such as 401(k)s, IRAs, profit sharing etc.
- ✓ Bring the signed purchase agreement for the house you are buying, if available.

## Explore Your Options Online

ProFed's online mortgage application page has a comprehensive set of tools and resources that can give you answers at any time of day.

Go to our site, [www.profedcu.org](http://www.profedcu.org), and follow the link to the mortgage application page. Take advantage of several features, including tools for planning and analysis.

### You can do a lot online—

- ✓ Check out the latest rates.
- ✓ Get a personal affordability analysis.
- ✓ Calculate the costs of renting vs. buying.
- ✓ Calculate a simple payment amount, or generate a detailed schedule.
- ✓ Get answers to Frequently Asked Questions.
- ✓ Register with a secure login to start your application. Fill out a quick application in a few short minutes, or fill out a complete application in a step-by-step interview.

**PROFED**

[www.profedcu.org](http://www.profedcu.org)



Federally Insured  
by NCUA



# Mortgage Services

**PROFED**