

Mortgage Loans - Up to \$3 Million

FIXED RATE MORTGAGE

This loan is structured so interest rates and monthly payments are fixed for the life of the loan. Homeowners have the security of knowing their interest rate will always be the same.

- Long term fixed rate mortgages – lower monthly payments spread over a long period of time
- Short term fixed rate mortgages – higher payments but save thousands of dollars in interest

Fixed rate mortgages are usually a smart choice when you plan to occupy your home for an extended period of time (10 years or more).

ADJUSTABLE RATE MORTGAGE (ARM)

ARMs usually start out with a lower interest rate than fixed rate mortgages and remain constant for a specified amount of time. After the initial period, the rate is adjusted, and can go up or down according to the index, margin and annual/lifetime caps stated. ARMs are usually a good choice when you only expect to keep the home for less than 7 years or when you'd rather pay less now but expect your income to increase in future years.

JUMBO PREFERRED MORTGAGE

A Jumbo Preferred Mortgage is a great choice for customers borrowing non-conforming loan amounts to purchase or refinance their home. A variety of fixed and adjustable loan programs are available to borrowers who meet eligibility requirements.

HOME ENHANCER MORTGAGE

If the home you want to buy needs major repairs or remodeling, this special loan program can turn your dreams into reality. It is ideal for people who are seeking a first mortgage that combines purchase and rehabilitation, or if you want refinance and improve your existing home. This mortgage is available in select counties. Please visit our website for the most up to date information.

Features include:

- Borrow up to 30% of "improved" value
- No income limitations
- Applies to 1-4 family, owner-occupied (includes second homes) and investment properties; no condominiums

NEIGHBORHOOD MORTGAGE

This loan provides for the purchasing or refinancing of a 1-4 family owner-occupied or investment property with a street address located in a low-to-moderate income neighborhood. This mortgage is available in select counties. Please visit our website for the most up to date information.

Features include:

- Discounted interest rate
- 10% down payment without PMI (1-4 family)
- 15% down payment without PMI (condominiums)
- 20% down payment without PMI (investment properties)
- No application fee

FIRST-TIME HOMEBUYER MORTGAGE

This loan makes it possible for first-time homebuyers to own a home with affordable monthly mortgage payments. This mortgage is available in select counties. Please visit our website for the most up to date information.

Features include:

- Lower down payment (as little as 5%)
- 10% down payment without PMI
- Discounted application fee
- Relaxed qualifying standards
- Zero points
- Only available to first-time homebuyers

HOMEHELPER MORTGAGE

More families than ever before can afford to purchase their own home, thanks to our HomeHelper loan program. Aimed at helping moderate income buyers obtain a mortgage, our terms are comfortable enough to achieve the dream of home ownership. This program is also available for refinance mortgages. This mortgage is available in select counties. Please visit our website for the most up to date information.

Features include:

- Discounted interest rate
- Lower down payment (as little as 5%)
- 10% down payment without PMI
- No application fee
- Relaxed qualifying standards
- Zero points
- Household income limitations apply

COMMUNITY WORKER MORTGAGE

This loan is for community members employed by fire departments, police departments, educational systems, healthcare/medical workers and boroughs or select counties. This mortgage is available in select counties. Please visit our website for the most up to date information.

Features include:

- Discounted interest rate (with Auto Pay)
- 10% down payment without PMI
- No application fee
- 1-2 family owner occupied property

BUSINESS ENTITY (LLC) MORTGAGE

Let Spencer secure your investment financing and help you get started on the road to building your real estate portfolio today. Our unique mortgage loan options available for business entities (Partnership, LLC, S Corp) provide a great vehicle to help you achieve all of your investment property goals, while protecting your personal assets.

Features include:

- Low 20% Down Payment
- Borrow up to \$3,000,000
- Business Deeded (LLC, Partnership, S Corp)
- Residential Properties (1-4 Family) & Condominiums
- Mixed-Use (2-4 Units)

INVESTMENT PROPERTY MORTGAGE

Successful real estate investors know the value of a lender who offers more than just a loan. Get personalized service, attractive rates, and a world of local market knowledge with an investment property mortgage. We're here to help you capitalize on a red-hot rental market. If you're buying and selling properties, we are also experienced with 1031 Exchange transactions.

Features include:

- Low 20% Down Payment
- Borrow up to \$3,000,000
- Personally Deeded
- Residential Properties (1-4 Family)
- Condominiums

*Home values are subject to appraisal. All loans are subject to credit approval. Services and products offered, as reflected in this brochure, may be changed from time to time without notice.