

## MORTGAGE RATES DISCLOSURES

The rates and APR published on this site are defined as follows:

1. The APR states for Annual Percentage Rate takes into account the certain **closing costs** at the certain corresponding interest rate. Lower APR indicates lower closing costs and higher interest rate, and higher APR indicates higher closing costs and lower interest rate.
2. APR stated for No Closing Costs option (refinancing only) is the same as corresponding interest rate because closing costs paid by lender includes pre-paid charges.
3. Minimum loan amount for No Closing Costs option is \$300,000.
4. Minimum credit score for No Closing Costs option is 740.
5. Impounds, (escrow account with the lender) for taxes and insurance are required for 'No Closing Costs' loan.
6. Appraisal is fully refundable upon the closing of transaction for No Closing Costs loan.
7. When the closing costs are paid by lender in part or in whole, the principal loan amount cannot be paid off in full within 180 days after the date of closing transaction. If the principal was paid in full at any time during 180 days after closing, then the borrower would have to re-pay back to lender or mortgage broker the amount of closing costs paid by lender at closing.
8. Conforming published APR rates are calculated based on \$400,000 loan amount, refinance no cash out, pre-paid interest for 21 days and total amount of all applicable loan charges.
9. Higher limits conforming published APR rates are calculated based on \$600,000 loan amount refinance no cash out, 21 days pre-paid interest and total amount of all applicable loan charges.
10. Jumbo published APR rates are calculated based on \$800,000 loan amount, refinance no cash out, 22 days pre-paid interest and total amount of all applicable loan charges.
11. Fixed rate mortgage/loan interest rate stays the same for the life of a loan. The fixed rate mortgage has the same number of the monthly mortgage payments as the number of the months of the life of a loan. 30 years fixed mortgage has 360 mortgage payments.
12. ARM stands for Adjustable Rate Mortgage. Fixed ARM mortgage has the initial start rate fixed for 5, 7 and 10 years. After the initial fixed term, the fixed rate is becoming ARM, with interest rate based on: index, (variable) plus margin, (constant). Both are given by the lender as the part of the terms of a new mortgage. After fixed rate period ARM interest rates and payments may increase or decrease during the loan term.
13. All published mortgage rates and terms apply to owner occupied single-family residence (1 Unit) refinance (no cash out), 75% or less loan-to-value, fully documented income, assets and credit history, with credit score 740 plus.

Restrictions and conditions apply.

All published interest rates and annual percentage rates (APRs) are based on current market rates are for informational purposes only and subject to change without notice. The pricing may vary.

NOT EVERY APPLICANT IS ENTITLED FOR A REAL ESTATE FINANCING. IF YOU APPLY FOR A REAL ESTATE LOAN - MORTGAGE, YOU AND YOUR COLLATERAL REAL PROPERTY MUST QUALIFY FOR IT. YOUR PERSONAL QUALIFICATIONS DEPEND ON YOUR CREDIT HISTORY, INCOME/EMPLOYMENT, AND ASSETS. YOUR PROPERTY WILL BE SUBJECT TO APPRAISAL AND TITLE SEARCH.

CALSUN MORTGAGE IS A MORTGAGE BROKER/BANKER, IF YOU NEED AN ADVICE IN ACCOUNTING AND/OR LEGAL MATTER, PLEASE CONSULT YOUR ACCOUNTANT AND/OR LEGAL AID.