

COREPLUS CREDIT UNION

202 SALEM TURNPIKE

NORWICH, CT 06360

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[HTTP://WWW.COREPLUS.ORG](http://www.coreplus.org)

REAL ESTATE AND LAND LOAN RATE & FEE SCHEDULE

Federally Insured by NCUA

Equal Opportunity Lender

Equal Housing Lender

EFFECTIVE DATE

JULY 1, 2026

IMPORTANT INFORMATION CONCERNING YOUR REAL ESTATE LOAN

The rates, terms and other information contained in this disclosure, flyers, rate boards, and provided verbally by staff members is for informational purposes only. You must discuss your specific loan application, rate, APR (Annual Percentage Rate), fees, etc., with a Mortgage Loan Originator (MLO). A list of qualified Mortgage Loan Originators is available upon request.

LOAN RATE INFORMATION & MEMBERSHIP REQUIREMENTS

Actual Rates & APR's (Annual Percentage Rate) are determined by your credit score, LTV (Loan to Value), amount financed and purpose of loan proceeds. Borrower(s) who are not current members are required to establish a Credit Union membership. Credit Union membership requires a \$0.01 par value share for an individual, or a \$0.02 par value for a joint account to be maintained over the life of the loan or membership.

Loan Type	Term (months)	Rate (as low as)	APR	Fees/Costs	Max. Loan Amount
Smart Refi Mortgage	96	5.350%	5.390%	\$450	\$300,000
Smart Refi Mortgage	144	5.450%	5.479%	\$450	\$300,000
Smart Refi Mortgage	180	5.750%	5.775%	\$450	\$300,000
Smart Refi Mortgage	240	6.250%	6.271%	\$450	\$300,000
Fixed Rate Equity Loan	60	5.740%	5.740%	N/A	\$250,000
Fixed Rate Equity Loan	84	5.990%	5.990%	N/A	\$250,000
Fixed Rate Equity Loan	120	5.990%	5.990%	N/A	\$250,000
Fixed Rate Equity Loan	180	6.250%	6.250%	N/A	\$250,000
Fixed Rate Equity Loan	240	6.500%	6.500%	N/A	\$250,000
Smart HELOC-Intro-Rate 6 months	120/180	4.990%	4.990%	N/A	\$250,000
Smart HELOC-Intro-Rate 12 months	120/180	5.490%	5.490%	N/A	\$250,000
Smart HELOC-Intro-Rate 24 months	120/180	5.990%	5.990%	N/A	\$250,000
HELOC	120/180	6.250%	6.250%	N/A	\$250,000
Land Loans-Purchase or Refinance of Improved or Un-Improved residential land	60-240	7.00%-9.00%	7.258%- 9.091%	\$3,000+ Purchases \$450 Refinance	\$500,000

ANNUAL PERCENTAGE RATE (APR)

Your Annual Percentage Rate (APR) will be determined by your credit score, loan purpose and other factors. The Annual Percentage Rates (APRs) listed above are based on certain criteria; listed below for each loan product, for the purposes of Rate/Term Refinance or Home Improvement, factoring in costs & fees (if applicable) to the program. Your estimated APR will be included in the initial Loan Estimate (LE).

LTV (LOAN TO VALUE)

The Loan to Value (LTV) ratio is based on the appraised value of collateral (property or security) for the loan minus any mortgage balances, including the new loan requested.

SMART REFI MORTGAGE

This loan has a \$450 origination fee and requires that this loan is in first lien position with a maximum loan amount of \$350,000. Rates and APRs (Annual Percentage Rate) listed above factors in the \$450 origination fee on a loan amount of \$350,000, 750 credit score on an owner-occupied property at 80% LTV (Loan to Value) for the purpose of refinancing an existing mortgage on the property or cash out for home improvement purposes only. Loan proceeds for any other purpose will result in .50% rate increase, for LTVs over 70% or credit score under 700. This product is limited to 1-4 unit, owner-occupied homes not listed for sale located in CT or RI with a minimum loan amount of \$25,000 and 80% maximum LTV. For loan amounts of \$200,000 or more; a full appraisal will be required at the borrower's expense.

FIXED RATE HOME EQUITY LOAN

This loan has no origination fee and can be in first or second lien position with a maximum loan amount of \$250,000. Rates and APRs (Annual Percentage Rate) listed above factors in a \$250,000 loan amount, 750 credit score on an owner-occupied property at 80% LTV (Loan to Value) for the purpose of refinancing an existing mortgage on the property or cash out for home improvement purposes only. Loan proceeds for any other purpose will result in a 1.00% rate increase, for LTVs over 70% or credit score under 700. This product is limited to 1-4 unit properties not listed for sale located in CT or RI with a minimum loan amount of \$10,000. For loan amounts of \$200,000 or more; a full appraisal will be required at the borrower's expense. Additional LTV and occupancy options available- restrictions apply.

SMART HELOC-Introductory Rate Home Equity Line of Credit

This loan has no origination fee, can be in first or second lien position, and features an introductory fixed rate for the first 6, 12, or 24 months, after the introductory rate period ends, the rate will be variable for the remaining life of the loan. APR (Annual Percentage Rate) corresponding to the periodic rate and the minimum payment may change as a result. Your actual HELOC (Home Equity Line Of Credit) rate and APR will be based upon your credit score and other factors, which will determine how your rate is related to the prime rate. The offset to the prime rate ("margin") is as low as prime -.50% with an interest rate floor of 4.00% and an interest rate ceiling of 18%, meaning the rate will never go below 4% and will never go higher than 18%. This loan features a 10 year draw period and 15 year repayment period if any balances are owed at the end of the draw period. Payment options include interest only or principal and interest payments during the draw period and change to principal and interest payments during the repayment period. Rate and APR listed above are factors in a \$250,000 loan amount, 700 credit score on an owner-occupied property at 80% LTV. This product is limited to 1-4 unit, owner occupied properties not listed for sale located in CT or RI with a minimum loan amount of \$15,000, maximum loan amount of \$250,000, and 80% maximum LTV. For loan amounts of \$200,000 or more; a full appraisal will be required at the borrower's expense. This product is also limited to new HELOCs only-cannot be used to refinance an existing HELOC with CPCU, and requires a minimum draw at closing in the amount of \$15,000.

HELOC-Home Equity Line of Credit

This variable rate loan has no origination fee, can be in first or second lien position, and features a 10 year draw period and 15 year repayment period if any balances are owed at the end of the draw period. This loan has a variable rate feature for the life of the loan and the APR(Annual Percentage Rate) corresponding to the periodic rate and the minimum payment may change as a result. Your actual HELOC (Home Equity Line Of Credit) rate will be based upon your credit

score and other factors, which will determine how your rate is related to the prime rate. The offset to the prime rate ("margin") is as low as prime -.50% with an interest rate floor of 4.00% and rate ceiling of 18%, meaning the rate will never go below 4% and will never go higher than 18%. Payment options include interest only or principal and interest payments during the draw period and change to principal and interest payments during repayment period. Rates and APRs listed above factors in a \$250,000 loan amount, 700 credit score on an owner-occupied property at 80% LTV. This product is limited to 1-4 unit properties not presently listed for sale located in CT or RI with a minimum loan amount of \$10,000 and a maximum loan amount of \$250,000. For loan amounts of \$200,000 or more; a full appraisal is required at the borrower's expense. Additional LTV and occupancy options available- restrictions apply.

LAND LOANS

This loan must be in first lien position and may be used for purposes of purchasing or refinance a maximum loan amount of \$500,000. There are Fees/Costs associated with this loan that range from \$450 for refinances up to \$3,500 for purchases. Rates and APRs (Annual Percentage Rate) listed above factors in estimated closing costs of \$3,500 on a \$500,000 loan amount at 750 credit score at 75% LTV on a purchase transaction amortized over 5 years and 20 years. This product is limited to improved or unimproved, non-commercial Land located in CT or RI with a minimum loan amount of \$25,000 and maximum LTV (Loan to Value) of 75%.

Rates, programs and requirements may be changed or withdrawn at any time without prior notice.