

# Important Disclosures

## Today's Rates – Important Disclosures

### General Disclosures

- Information displayed is accurate as of the date of the latest update and is subject to change without notice. Loan pricing can only be locked through a UMC mortgage consultant. Other restrictions may apply.
- Due to various federal, state and local requirements, certain products may not be available in all areas.
- The displayed Annual Percentage Rates (APRs) reflect the interest rates, total points, and additional estimated pre-paid finance charges for the loan products shown, but do not include other closing costs.
- For loans with less than 20% down payment borrower-paid mortgage insurance may apply.
- Mortgage rates shown are based on a 30 day lock for the purchase of a primary residence.
- These mortgage rates and rate-lock period apply only in certain conditions. Your loan's interest rate and rate-lock period will depend upon the specific characteristics of your loan transaction and your credit profile up to the time of closing.

### Adjustable Rate Mortgages

- On adjustable-rate loans, interest rates are subject to potential increases over the life of the loan, once the initial fixed-rate period expires.
- For conforming ARM interest rates, at adjustment your new mortgage rate will be the average of the Interbank offered rates for one-year, U.S. dollar-denominated deposits in the London Market (LIBOR) as published in the Wall Street Journal, plus a margin of 2.25% subject to annual and lifetime adjustment caps.
- For FHA ARM interest rates, at adjustment your new mortgage rate will be the average weekly yield on Treasury securities adjusted to a constant maturity of one year, plus a margin of 1.75% subject to annual and lifetime adjustment caps.

### FHA

- FHA loans require both an upfront and an annual mortgage insurance premium. The premium varies based on the loan characteristics, your credit score, whether you have received loan counseling, and other factors. For illustrative purposes on FHA loans, our loan detail results include a mortgage insurance payment added to the monthly principal and interest payment.

