FIRST FEDERAL SAVINGS BANK

Banking for Life®

With Mortgage Rates Rising ...

An Adjustable-rate mortgage (ARM) might be the answer for you. An ARM is a 30-year loan with a ***fixed*** rate for the first 5,7, or 10 years.

Benefits:

- Enjoy a lower initial rate than a fixed-rate loan.
- Afford a more expensive home.
- Save with lower monthly payments.
- Refinance if rate drops.

ARM estimated monthly payment and APR example: A $280,000 loan amount with a 30-year term at an interest rate of 5.75% with a down payment of 20% and no discount points purchased would result in an initial estimated monthly payment of $1634.00 with an Annual Percentage Rate (APR) of 6.431%.

Estimated monthly payment and APR calculation are based on a fixed- rate period of 7 years that could change in interest rate each subsequent year for the next 23 years, a down payment of 20% and origination fees if applicable. After the 7-year introductory period: the APR is variable and is based upon an index plus a margin. The APR will vary with a predetermined index as published in the Wall Street Journal. If the down payment is less than 20%, mortgage insurance may be required, which could increase the monthly payment and the APR. Estimated monthly payment does not include amounts for taxes and insurance premiums. Adjustable-rate loans and rates are subject to change during the loan term. That change can increase or decrease your monthly payment.

All loans are subject to credit and underwriting approval. Certain fees, restrictions and property limitations may apply.

www.ffsbloans.com

Maybe it's time to FLEX your ARM!!

Member FDIC

EQUAL HOUSING LENDER