

UNITED COMMUNITY BANK

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Lawrenceburg, IN 47025
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MORTGAGE RATES

10/17/08 (ARM APR 10/14/08)

For information contact: **James W. Kittle, Extension 211**
Cheryl Cors, Extension 214
Ron Harrell, Extension 220

Single Family Owner Occupied

	<u>15 Year</u>	<u>APR</u>	<u>20 Year</u>	<u>APR</u>	<u>30 Year</u>	<u>APR</u>	<u>Maximum L.T.V.</u>	<u>Estimated Closing Costs</u>
Fixed Rate	6.125%	6.362	6.375%	6.566	6.375%	6.520	95%	1% + O.P.
	6.375%	6.454	6.625%	6.689	6.625%	6.673	95%	0% + O.P.
					Manufactured Housing		90%	1% + O.P.
					ALT 97		97%	½% + O.P.
					FHLMC 100		100%	1% + O.P.

	<u>APR</u>	<u>Max Term</u>	
One Year ARM - Caps 2-6%	5.625%	5.648	95% 30 yrs
One Year ARM - Caps 1-5%	5.750%	5.773	95% 30 yrs
Three Year ARM - Caps 2-5%	5.875%	5.898	95% 30 yrs
Five/1 ARM - Caps 2-6%	6.000%	6.023	95% 30 yrs
Seven/1 ARM - Caps 2-6%	6.125%	6.148	95% 30 yrs
Manufactured Housing.....			1% + O.P.
*All Products.....		97%	30 yrs ½% + O.P.
*All Products.....		100%	30 yrs 1% + O.P.

***First Time Homebuyer - .25% rate reduction on 1 Yr (w/2-6 cap) & 3 Yr ARM**

Construction Loan

Fixed & Adjustable	Same RATES as above		1% + O.P.
** Construction Only	10/1 yr. ARM 2-6 CAP at 6.000%	<u>APR</u> - 6.049	0% + O.P.**
F.R. Construction	DO NOT OFFER AT THIS TIME		0% + O.P.**
Non - Owner / Market House	1 yr. ARM 2-6 CAP at 7.000%	<u>APR</u> - 7.032	1% + O.P.

APR (Annual Percentage Rate) is based on the maximum loan term, using \$100,000 loan amount and points where applicable. Repayment will be monthly principal and interest payments in arrears. Percentage of down payment is based on the lower of sale price or appraised value minus percent borrowed. All adjustable rates are subject to adjust as indicated below. Maximum Loan for a Fixed Rate loan is \$417,000.00. Any LTV exceeding 80% may be subject to PMI approval.

United Community Bank's adjustable rate loans feature an interest rate that may change during the life of the loan. Our extensive variety of adjustable rate loan products include:

- 1 year ARM The rate on this loan may change from year to year.
- 3 year ARM The rate on a 3 year Adjustable is locked for the first 3 years then may change every 3 years thereafter.
- 5/1 year. ARM The rate on this loan is locked for the first 5 years and then may change every year thereafter.
- 7/1 year ARM The rate on this loan is locked for the first 7 years and then may change every year thereafter.
- 10/1 year ARM The rate on this loan is locked for the first 10 year and they may change every year thereafter.

Also available: Single Family, Non-Owner Occupied & 2-4 Family / Lots
Please call for rates