

Mortgage Type	Features	Customer Benefits
30 Year Fixed Rate	Interest rate remains the same for the life of the loan.	Provides protection against rising interest payments. Predictable payments make budgeting easy.
15-Year Fixed Rate	Same as 30-year, except with lower interest rate	Principal is paid off quicker, saving substantial money in interest payments.
Adjustable Rate (1-Year ARM)	Interest rate (and monthly payments) can rise or fall as a result of the annual rate adjustment. The adjustments occur throughout the term of the loan in response to a changing economy.	Initial interest rate and monthly payment are much lower than that of a fixed rate mortgage.
Intermediate ARM	Offers a fixed rate for a designated period then adjusts annually. The fixed period is usually 3,5, or 7 years.	Initial interest rate and monthly payment are lower than that of a fixed rate, so payments are more manageable during the introductory period.
Balloon Loan	Offers a fixed payments for a period of time, followed by one balloon payment of the remaining balance.	Interest rate is lower than that of a fixed rate
Rehabilitation Loan	Finances the purchase of a home and provides the additional funds to improve or renovate it.	The amount of money that can be borrowed is based on the future value of the home after the home improvement.
New Construction Loan	Finances the purchase of a newly constructed home.	Allows the home buyer to get a lower payment during the construction phase, by making interest only payments.
VA Loan	Offers fixed or adjustable rate mortgages without a down payment.	Flexible underwriting guidelines. Loan limits and geographic restrictions apply.

FHA Loan	Offers fixed or adjustable rate mortgage. Low down payment can be a grant or gift from relative.	Flexible underwriting guidelines. Loan limits and geographic restrictions apply.
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Bankers Trust is locally owned and offers a full range of home loan programs. We have a wide variety of rates, terms, and cost options to answer individual needs. Our mortgage loans are underwritten and closed locally. In addition, we offer exclusive programs that provide special options, services, and conveniences. For example, we offer special financing for our teachers, and peace officers who serve the community. Call Katina today for more details and to see how you can get qualified.

## Homebuyer Profile

Especially attractive in a low interest rate environment. Well suited for borrowers who plan to stay in their home for a long period of time, have a fixed income, or have a low tolerance for financial risk.

Investment minded home buyers who can or wish to make higher mortgage payments. Builds equity faster than 30-year.

Good choice in a high interest rate environment; if you need a lower rate to qualify for financing or if you want to save some money in the first year.

Great for homebuyers who are planning ahead, looking to move, or refinance in the near future.

Common choice of homeowners who do not want an adjustable rate mortgage but are certain they will move or refinance before the balloon payment comes due.

Perfect for the homebuyer looking to purchase a 'fixer-upper' or a house that requires remodeling.

Homebuyer purchasing a newly constructed home from a builder, or building their own home.

Exclusively for qualified veterans and active-duty military personnel who are first or second time homebuyers.

Designed for home buyers with low or moderate incomes and with minimal down payments.