

## Interest Rate Disclosure

Interest rates and annual percentage rates (APRs) are based on current market rates and are subject to change without notice. APR is the effective cost of the loan on a yearly basis and takes into account interest, discount points, closing, and origination fees. Rates displayed include one discount point. A point is 1.0 percent of the mortgage amount. Rates displayed do not apply to refinance transactions.

Rates are based on loan term, creditworthiness, and collateral. Your APR and loan term will be established when we discuss your specific request with you. Rates change daily and borrowers should execute a rate-lock agreement with a loan officer to guarantee the quoted rate. All rates are based on a first lien mortgage on the subject property.

- Rates shown for **15-year** or **30-year conventional** loans assume a \$175,000 loan amount, a loan-to-value of no more than 80 percent, and a credit score of at least 740.
- Rates shown for **30-year FHA or VA** loans assume a \$175,000 loan amount, a loan-to-value of no more than 95 percent, and a credit score of at least 700.
- Rates shown for a **30-year Jumbo** loan assume a \$750,000 loan amount, a loan-to-value of no more than 80 percent, and a credit score of at least 740.

Loan-to-value is the loan amount divided by the *lesser of* the contract sales price or appraised value as established by an appraisal of your property. The maximum loan-to-value depends on your loan type, but generally ranges between 80 percent and 95 percent.

We will consider your debt-to-income ratio during the underwriting process. Your maximum debt-to-income ratio depends on your credit score, loan amount, and loan-to-value, but can generally be no more than 45 percent.

The APR includes the cost of associated loan fees. Fees will apply and may include, but not be limited to, underwriting fee, appraisal fee, credit report fee, flood certification fee, tax service fee, and title fees. Hazard and flood insurance is required, where applicable. See an Arvest associate for an estimate of fees specific to your loan.

These rates apply to purchase transactions. Rates are not applicable on refinance transactions. Additional fees may apply on refinance transactions. Other mortgage products, rates, and terms may be available based on your creditworthiness. Additional restrictions may apply. See an Arvest associate for more details.