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YOUR
BLUEPRINT
FOR
PURCHASING
AND
OWNING
A HOME



Products for Life

OWNING A HOME

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There's nothing like the feeling of buying your own home. You finally have your own space, and your money is going toward something that one day will be yours... and most likely it will appreciate in value over the years! Owning a home is also a big responsibility. That's why it's important that you get the best rates and terms. This is where Mountain America can help.

Whether you're purchasing, refinancing, tapping into your home's equity or considering a reverse mortgage, we have the experience and expertise to handle all your mortgage needs.



home purchase loans— the key to buying your own home

Buying a home is the largest purchase most people ever make. That's why it's important to take all the right steps to ensure that you get the best home and the best mortgage. From origination to closing, Mountain America is knowledgeable and dedicated staff can guide you through every phase of the mortgage lending process so you end up feeling good about your investment.





100% FIRST-TIME HOME BUYER LOAN

Mountain America has the exclusive 100% First-Time Home Buyer Loan that allows buyers to purchase their first home with as little as \$1,000 down.

CONFORMING LOANS

With low rates and some of the best terms, Mountain America's Conventional Loan products give you a variety of affordable options, including Fixed Rate, Adjustable Rate and Balloon Mortgages.

FHA LOAN PROGRAM

The FHA (Federal Housing Administration) Loan Program gives borrowers the ability to purchase a home with as little as 3.5% down. It offers competitive rates and expanded qualifying guidelines for those with less-than-perfect credit.

UTAH HOUSING LOAN

First-time home buyers can put down little to no money toward the purchase of a home with a Utah Housing Loan.

ONE-TIME CLOSE CONSTRUCTION LOAN

Looking to build your home? Mountain America offers a One-Time Close Construction Loan so you can build your dream home without paying multiple or high closing fees.

LOT LOAN

If you've found the perfect real estate lot for your dream home but you're not ready to break ground, a Lot Loan is perfect for you. Our Lot Loan can help you finance the purchase of a residential lot or land suitable for construction of your new home.

VA LOAN

For veterans or those on active duty (some reservists may qualify), VA (Veterans Administration) Loan programs are available. There is no monthly mortgage insurance, and you can finance up to 100% of your purchase.

JUMBO LOAN

Finance a loan amount above the industry standard definition of conventional conforming loan limits with a Jumbo Loan from Mountain America.

Come one step closer to owning your own home. Purchase your new home with a mortgage loan from Mountain America.
Contact us today at 1-800-277-7703
or go to our website, www.macu.com.





additional costs—know before you buy

Besides your down payment, there are several other costs that you may need to budget for when buying a home. Additional costs can average over \$3,000.* You can make sure you're not caught off guard by knowing a bit about common expenses

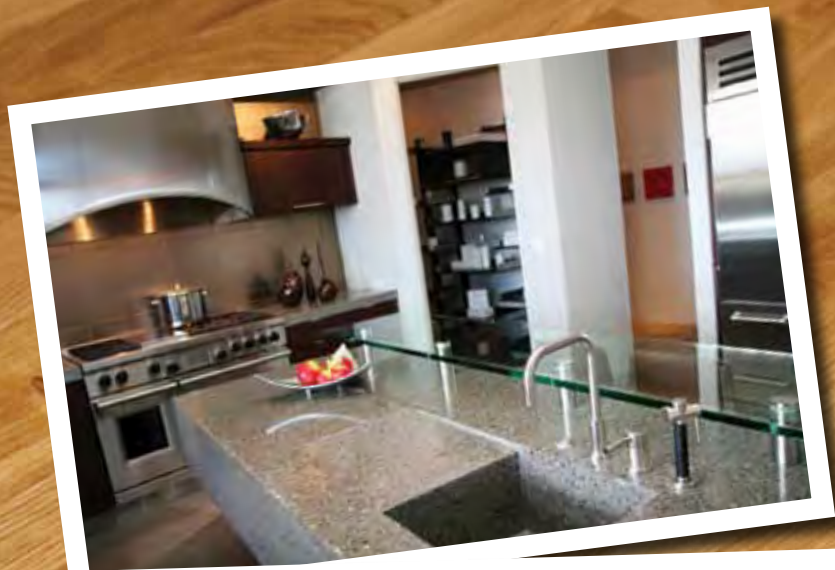
- ▶ Closing costs
- ▶ Building inspection

- ▶ Appraisal
- ▶ Mortgage insurance
- ▶ Future costs, such as property taxes

Your real estate agent and mortgage loan specialist should be able to help you learn more about these additional costs.

*According to federalreserve.gov





refinance loans—take control of your mortgage

Homeowners choose to refinance for a wide variety of reasons. Some of the most popular ones are to:

Obtain a lower interest rate—reduce monthly payments.

Build equity faster—refinance with a shorter term and pay off the loan earlier; owning a home can be one of the safest and most profitable investments you can make.

Change loan type—switch from an adjustable rate mortgage (ARM) to a fixed rate or vice versa to ensure you have the lowest monthly payment possible.

Take advantage of an improved credit rating—lower your interest rate and lower your monthly payments.

Tap into your home equity—cashing out to pay for your children's education, home improvements, debt consolidation or other needs.

Refinancing your mortgage loan isn't a one-size-fits-all situation. The terms and rates you choose depend on how long you plan to live in the house, how much you're able and willing to pay each month, whether or not there are prepayment penalties on your current mortgage, the difference in borrowing costs and your potential tax savings. That's why it's important to talk to a Mountain America mortgage loan specialist. We'll make sure you get the mortgage that best fits your lifestyle and your budget.



Refinance your mortgage by contacting Mountain America today at 1-800-277-7703 or go to our website, www.macu.com.



purchase
loans

additional
costs

refinance
loans

**second
mortgages**

Quick
Close

reverse
mortgages

homeowners
insurance

second mortgage loans— boost your borrowing power

Using your home's equity to secure a loan is one of the most powerful ways to borrow. Your home's equity can finance big-ticket expenses and is ideal for projects both large and small. You can use the money to:

- ▶ Make home improvements.
- ▶ Consolidate debt.
- ▶ Buy a new vehicle.
- ▶ Pay for education.
- ▶ And more.

Interest-Only Home Equity Line of Credit

Keep your monthly payments affordable with Mountain America's Interest-Only Home Equity Line of Credit.

Mini Mortgage

Lower your rate and pay off your mortgage faster. Mountain America's Mini Mortgage is an easy way to refinance and take a load off your mind.

- ▶ 7-, 10- and 12-year fixed-rate terms
- ▶ No fees or closing costs



Quick CLOSE

Mountain America's Simple & speedy mortgage e-closings

Imagine a mortgage that only requires one signature and a few minutes to close. Sounds like a dream, doesn't it? Well, at Mountain America it's now a reality. Our new Quick Close service combines our already-low rates and excellent service with some of the fastest closings in the industry. You'll be out of the closing office and into your new home a whole lot faster!

Benefits of Quick Close

- ▶ Fast—sign once instead of dozens of times.
- ▶ Convenient—review closing documents at your pace, in the comfort of your own home.
- ▶ Green—no more piles of papers; everything is saved on a flash drive.
- ▶ Move into your new home sooner.

Ask for Quick Close with your Mountain America mortgage.



reverse mortgages—unlock your home's equity & turn it into cash

Reverse Mortgages are similar to a traditional equity line, but you get the money without making a monthly payment. They also give you financial security to supplement Social Security, meet unexpected medical expenses, make home improvements and more. There are no credit or income qualifications. The only requirements are that you have equity in your home, you are at least 62 years old and you live in the house.

There's virtually no limit to what you can do with your Mountain America Reverse Mortgage:

- ▶ Travel or take a dream vacation.
- ▶ Buy a boat, RV or summer home.
- ▶ Make home repairs and renovations.
- ▶ Get top quality, long-term healthcare.

- ▶ Renovate for handicap access.
- ▶ Pay off debts or taxes.
- ▶ Finance your grandchildren's education, or even your own.
- ▶ Pay off an existing mortgage.
- ▶ Make car repairs or purchase a new car.
- ▶ Anything you want.

You can also receive the money in any number of ways

- ▶ A lump sum
- ▶ Regular monthly payments
- ▶ A line of credit
- ▶ A combination of the three options



homeowners insurance— protect your home and your family

Once you buy your own home, you'll want to make sure it, your possessions and your family are covered from unexpected loss. Homeowners insurance provides financial protection against disasters. A standard policy covers both damage to your property and your liability or legal responsibility for any injuries and property damage you or members of your family cause to other people. This includes damage caused by household pets.

Damage caused by most disasters is covered but there are exceptions. You must buy separate policies for flood and earthquake coverage.

Maintenance-related problems are also your responsibility.

Steps to buying a homeowners insurance policy:

- 1 Determine how much it would cost to replace the contents in your home.
- 2 Make an inventory and take photographs of your personal possessions.
- 3 Sit down with a Mountain America Insurance Services representative.
- 4 Choose the policies that fit your situation.



Our insurance coverage doesn't end at homeowners insurance. We offer a full range of policies, including:

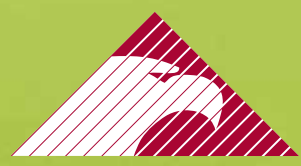
- ▶ Auto Insurance.
- ▶ Recreational Vehicle Insurance.
- ▶ Business Insurance.
- ▶ Major Mechanical Protection.
- ▶ Long-Term Care Insurance.
- ▶ Loan Payment Protection.
- ▶ Term Life Insurance.

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Mountain America Credit Union

 Mountain America Insurance Services, LLC can help you find the best coverage for you and your family. Call us today at 1-877-276-7882 and get a FREE QUOTE on homeowners insurance.

Insurance products offered by Mountain America Insurance Services, LLC, are not a deposit, not an obligation of or guaranteed by any credit union, not insured by the NCUA, and in the case of life insurance, may go down in value. Purchasing of insurance products will not affect the extension of credit in any way.



MOUNTAIN AMERICA
C R E D I T U N I O N



CONTACT US

For more information about any of the services in this brochure, call 1-800-277-7703, visit our website at www.macu.com or stop by the branch nearest you.

Federally insured by NCUA.

