

**First Time Buyer Program\***  
**Effective: MAY 17, 2012**

**Local First Time Homebuyer Program - 30 Year Term\***

**Payments do not include taxes or insurance.**

**The actual payment may be greater.**

Program	Term	Interest Rate	Points	APR	Monthly Payments per \$1,000 Borrowed	Max LTV
7/23 ARM* Two Step	30 Years	4.500%	0.00%	4.319%	\$5.07 for years 1-7	97%
		4.125%	0.00%	4.125%	\$4.88 for years 8-30	97%

\*Annual Percentage Rate (APR) based on our best qualified customer putting 20% down-payment on purchase. The actual interest rate and fees available to you will be based on your credit history and may be different than the rates displayed here. Due to market fluctuations, interest rates are subject to change without notice. Adjusts **once** after a 7-year fixed period using 10-year Treasury Index and a margin of 2.25%. Cap of 6%. PMI required for loans with less than a 20% down-payment. Rates may increase after consummation. Property insurance required. This program is town specific.

Fixed period ARM disclosure information:

1. APR's are based upon recent index and a 30 year term.
2. Adjusts once after the fixed period.
3. Margin: 2.25
4. Index: Ten Year Treasury
5. Maximum Loan Amount: \$500,000.
6. This program is available in the towns of Ayer, Groton, Harvard, Littleton, Lunenburg, Pepperell, Shirley, Townsend, and Westford.

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