

Farmers & Merchants State Bank Inhouse Mortgage Rates for 1-4 Family and vacant lot.

Highest credit

score is used to determine interest rate

Date: 07/01/2024

8.50 Prime Rate		LTV / TLTV	>=740			739-675			<=674		
4.57 3 Year Constant Maturity Treasury Index Rate*			APR	Rate	Margin	APR	Rate	Margin	APR	Rate	Margin
1st Lien	7/3 ARM*	80	7.348	7.250	2.750	7.842	7.750	3.250	8.342	8.250	3.750
	3/3 ARM*	80	7.189	7.000	2.750	7.590	7.500	3.250	8.090	8.000	3.750
	Construction Fixed Rate 9 month Balloon	90	6.420	5.500	N/A	6.420	5.500	N/A	6.420	5.500	N/A
	Bridge Loan (see bridge loan tab)	90	7.980	7.000	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Vacant Lot - Fixed 2 year balloon/15 year am.	70	7.757	7.500	N/A	8.525	8.250	N/A	8.752	8.500	N/A
Home Equity	HELOC 6 Month Special**	85	7.500	7.500	0.000	N/A	N/A	N/A	N/A	N/A	N/A
	HELOC 6 Month***	90	8.500	8.500	0.000	8.500	8.500	***	8.500	8.500	***
	2nd Lien Fixed 10 Year****	75	8.290	8.250	N/A	8.790	8.750	N/A	9.090	9.000	N/A
	2nd Lien 7 Year ARM* w/ conforming limit 1st	85	8.303	8.375	3.750	8.554	8.625	4.000	8.753	8.875	4.250