WELLESLEY BANK
PREMIER BANKING & WEALTH MANAGEMENT

## Mortgage Rates effective April 13, 2018

## Fixed Rate Mortgages

| LOAN PROGRAM | INTEREST RATE | POINTS | APR[2] | MONTHLY PAYMENT PER $10,000 BORROWED |
|---|---|---|---|---|
| **30-Year Fixed Rate[1]** Up to $453,100 | 4.375% | 0 | 4.39% | $49.93 |
| **15-Year Fixed Rate[1]** Up to $453,100 | 3.875% | 0 | 3.90% | $73.34 |
| **10-Year Fixed Rate[3]** Up to $1,000,000 | 3.500% | 0 | 4.55% | $98.89 |

**Payments do not include taxes or insurance. Actual payments may be greater.**

(1) Your interest rate may vary based on FICO score, loan term, etc.

(2) Annual Percentage Rate (APR) assumes 20% down payment or equity on 1-4 family, owner-occupied primary residence and $453,100 loan amount. Property insurance is required. Rates subject to change at any time. Subject to credit approval.

(3) The Interest Rate reflects .25% rate reduction under the Premier Plus Mortgage Discount Program. Please speak to a Loan Officer for more information on eligibility requirements.

## Adjustable Rate Mortgages (ARMs)

| LOAN PROGRAM | INITIAL INTEREST RATE[1] | EFFECTIVE PERIOD | MONTHLY PAYMENT PER $10,000 BORROWED (initial) | SUBSEQUENT RATE[2] | EFFECTIVE PERIOD[3] | MONTHLY PAYMENT PER $10,000 BORROWED (subsequent) | POINTS | APR[4] |
|---|---|---|---|---|---|---|---|---|
| **5/3 ARM[1]** Up to $1,000,000 | 3.375% | First 60 Months | $44.21 | 5.125% | 300 Months | $52.98 | 0 | 4.84% |
| **7/3 ARM[1]** Up to $1,000,000 | 3.625% | First 84 Months | $45.61 | 5.125% | 276 Months | $52.68 | 0 | 4.76% |

**Payments do not include taxes or insurance. Actual payments may be greater.**

(1) The Initial Interest Rate reflects .25% rate reduction under the Premier Plus Mortgage Discount Program. Please speak to a Loan Officer for more information on eligibility requirements.

(2) As of April 6, 2018 the "index" value of weekly average yield on United States Treasury securities adjusted to a constant maturity of 3 years is 2.40% as published by the Federal Reserve Board in Selected Interest Rates Publication H15. A "Margin" of 2.75% is applied to the index and the result rounded to nearest one-eighth of percentage point to derive the "Fully Indexed Rate" which is the Subsequent Rate disclosed above. The Subsequent Rate and APR that will apply to your loan may be different and will depend on the index value in effect at the time of rate adjustment.

(3) The Effective Period for the Subsequent Rate is based on an assumption that it will remain in effect for the remainder of the loan. However, the Subsequent Rate for your loan will adjust every 36 months after the initial period. At each adjustment, the rate will not increase or decrease by more than 2% from the prior rate and the rate will never exceed 5% over the initial rate.

(4) Annual Percentage Rate (APR) assumes 30-year loan term and 20% down payment or equity on 1-4 family, owner-occupied primary residence and $453,100 loan amount. The APR is variable-rate and may increase after consummation. Property insurance is required. Rate subject to change at any time. Subject to credit approval.

## Home Equity Lines of Credit (HELOCs)

| LOAN PROGRAM | INTEREST RATE | FLOOR RATE | MAX RATE | APR[1] | DRAW PERIOD | REPAYMENT PERIOD |
|---|---|---|---|---|---|---|
| **Standard Equity Line[2]** | Prime minus .50% | 3.50% | 18.00% | 3.75% | 10 Years | 5 Years |

(1) Annual Percentage Rate (APR) for 1-4 family, owner occupied primary residence with max loan-to-value 80%. Rate subject to change at any time. The APR is variable-rate and may increase after consummation. The maximum APR that may apply is 18%.

(2) Single family property, owner-occupied primary residence. No closing costs if the line is for $50,000 or more. However, an early termination fee of $500 will apply if the line is closed within the first 24 months. If line is less than $50,000, the borrowers will pay closing costs ranging from $500 to $1,150. Property insurance is required. Please consult a tax advisor regarding the deductibility of interest and charges. Subject to credit approval.

For more information about our mortgage products and lending programs, please contact:


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