

IMPORTANT INFORMATION ABOUT OUR CONVENTIONAL MORTGAGE LOANS

We offer terms up to 30 years at a fixed rate of interest or a 3/3, 5/5, 10/1-year adjustable rate of interest. Your interest rate is locked as of the date we receive your completed mortgage application packet.

Typical Closing Costs: Fees are subject to change

Mortgage Amount	\$35,000	\$50,000	\$75,000	\$100,000	\$125,000
Application Fee	\$200	\$200	\$200	\$200	\$200
Appraisal Fee*	\$550	\$550	\$550	\$550	\$550
Credit Report**	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Mortgage Tax***	\$262.50	\$375	\$562.50	\$750	\$937.50
Recording Mortgage	\$140	\$140	\$140	\$140	\$140
Bank Attorney	\$700	\$700	\$750	\$750	\$800
Total	\$1,864.50	\$1,977.00	\$2,214.50	\$2,402.00	\$2,639.50

*Appraisal Fee is based on a single-family residence. Contact one of our Loan Officer's for additional Appraisal Fee information based on property type and location.

**Credit Report Fee - \$12.00 per applicant

***Mortgage Tax – amount shown above is based on Schoharie County. Mortgage tax varies by County.

Abstract of Title

Cost will vary depending on if an Abstract of Title is present or if one needs to be created.

Recording Deed

A deed will need to be recorded for every purchase. The typical Recording Deed fee is \$70.00. There will be an additional \$0.50 for two different names and if the deed is to be recorded in two separate counties, both fees will need to be paid to each county.

Down Payment

A minimum down payment equivalent to 15% of the purchase price of a home is required for all owner occupied, primary, single-family residences. Contact a Loan Officer for additional down payment requirements on vacant land, secondary residences, non-owner occupied or mobile home residences.

Hazard Insurance

Must be maintained throughout the term of the loan with the minimum coverage amount to cover the loan balance and a \$1,000.00 maximum deductible.

Flood Insurance

If property is in a flood zone, Flood Insurance must be maintained throughout the term of the loan. The maximum deductible for Flood Insurance is \$2,000.00.

Title Insurance

Not required

Escrow of Real Estate Taxes and/or Homeowners Insurance

Not required or offered

Automatic Payments

You may have your mortgage payment automatically deducted from your checking or savings account at the Bank of Richmondville or an ACH transfer from another Bank.