

TODAY'S HOME MORTGAGE RATES

NEW YORK & FLORIDA

Rates effective as of 8/4/2016

Purchase Program	Rate	Points	APR*	Payment Per \$1,000
15-Year Fixed Conforming up to \$417,000	2.625%	0	2.735%	\$6.73
30-Year Fixed Conforming up to \$417,000	3.375%	0	3.437%	\$4.42
30-Year Fixed Jumbo up to \$417,001 - \$1,000,000	3.375%	0	3.387%	\$4.42
5/1 - 30 Year ARM up to \$1,000,000	2.750%	0	3.218%	\$4.08
7/1 - 30 Year ARM up to \$1,000,000	3.375%	0	3.437%	\$4.42
\$499 Refinance Program up to \$417,000				
30-Year Fixed	3.500%	0	3.540%	\$4.49
15-Year Fixed	2.750%	0	2.821%	\$6.79
\$499 Refinance Program from \$417,001 - \$1,000,000				
30-Year Fixed	3.750%	0	3.758%	\$4.63
15-Year Fixed	3.125%	0	3.139%	\$6.97

- Pre-qualify for added buying power while you shop for a new home
- Construction to Permanent Loans
- Super Jumbo Loan financing up to 80% LTV
- Bi-weekly mortgages to help save money and pay off your mortgage faster

*Annual Percentage Rate.

For all of your home mortgage solutions, please contact:

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 For conforming loans, sample terms are based on \$100,000 loans with down payments of 20%. For jumbo loans, sample terms are based on \$500,000 loans with down payments of 30%. Mortgage loans with down payments of less than 20% require private mortgage insurance and, therefore, will have higher APRs than shown. For 5/1 and 7/1 ARM loans, sample terms are based on \$100,000 loans with down payments of 30%. Conforming loans available on 1-4 family, owner-occupied, primary residences in NY & FL. Jumbo loans available on single family, owner-occupied residences in NY & FL. Customary fees and closing costs apply to all programs except the \$499 Refinance Program. As of 4/22/16, a sample \$100,000, 15 year fixed-rate conforming mortgage APR is 3.072% with a monthly payment of \$6.91 per thousand. APRs are subject to change. Estimated monthly payment does not include taxes and insurance premiums, and the actual monthly payment will be greater. The \$499 Refinance Program is available for single family, owner occupied homes and Valley approved condominiums with a minimum loan amount of \$100,000 and a maximum of \$1,000,000, and for 2-4 family, owner-occupied homes with a minimum loan amount of \$100,000 and a maximum equal to conforming loan limits. Mortgage must be in first lien position. Co-ops and investment properties are not eligible for this program. Other programs are available for other loan amounts and properties. Approved applicants will be responsible at closing for funding interim interest and an escrow account for property taxes and insurances. If applicable in Florida, approved applicants will also be responsible for the mortgage documentary stamp tax, intangible tax and all mortgage recording fees. Applicants must supply a copy of the existing owner's title insurance policy to be eligible. If applicable in New York, approved applicants will also be responsible for assignment (e.g. CEMA), prepayment, and lien subordination fees from existing lenders, any NY mortgage recording taxes, and all other NY county or municipal fees. Loan level price adjustments may apply. Subject to credit approval. Additional terms and conditions apply. © 2016 Valley National Bank®. Member FDIC. All Rights Reserved. VCS-6059