

Boulder Dam Credit Union versus The Other Guys

Sample Purchase Price of \$150,000 with a 30-Year Term
for Owner Occupied Boulder City Purchases Only

	FHA	Conventional	Boulder Dam CU
Percentage of Down Payment	3.50%	5.00%	5.00%
Interest Rate	4.50%	4.50%	8.00%
APR %	6.87%	5.91%	8.00%
Down Payment Amount	\$4,500	\$7,500	\$7,500
Loan Amount	\$145,500	\$142,500	\$142,500
Upfront Mortgage Insurance Premium, 1.75%	\$2,625	\$0	\$0
New Loan Amount	\$148,125	\$142,500	\$142,500
Origination Fee, 1%	\$1,481.25	\$1,481.25	\$0.00
Administration Fees	\$1,495	\$1,495	\$0.00
Appraisal	\$425	\$450	\$250
Title Fees, 1%	\$1,481.25	\$1,425.00	\$1,425.00
Miscellaneous Fees	\$150	\$150	\$0.00
Total Out of Pocket Funds	\$9,532.50	\$12,501.25	\$9,175.00
		MONTHLY PAYMENT	
Principal and Interest	\$750.53	\$722.03	\$1,045.61
Mortgage Insurance Premium	\$166.64	\$105.69	\$0.00
Total Monthly Payment	\$917.17	\$827.71	\$1,045.60
Interest Refund*			\$304
Net Payment after Interest Refund*	\$917.17	\$827.71	\$741.60*
APR %	6.87%	5.91%	8.00%
APR % with Interest Refund	6.87%	5.91%	5.44%

*Current Interest Refund is at 32%. Interest Refund is paid quarterly and may be adjusted.

(702) 293-7777

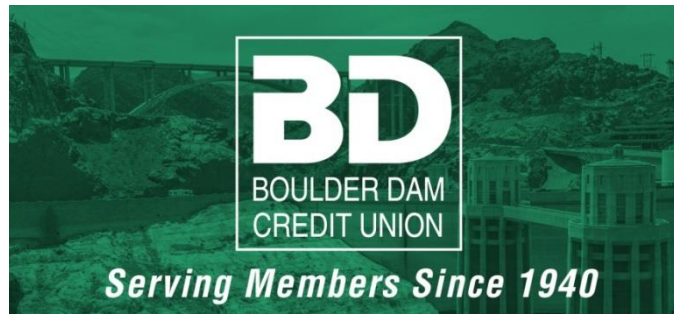
530 Ave. G • Boulder City • NV



Your Deposit are insured to
\$500,000 per account.



*All offers of credit are subject to credit approval and membership rules. NMLS 372241
This credit union is not federally insured, and if the institution fails, the federal Government does not guarantee that depositors will get back their money.



What Does Boulder Dam Credit Union Have to Offer?

- Quick Closings
- Simple, Simple, Simple In-House Underwriting
- We do not follow Fannie Mae, Freddie Mac, VA or FHA Guidelines
 - There are no guideline surprises that pop up days before COE
- We have our own guidelines that make sense
- Products available
 - Owner Occupied to Investment
 - Single Family Residence
 - Manufactured Homes
 - Condos – No Condo Certs Required
 - Commercial
 - Lots
- No Mortgage Insurance
- No FICO Scoring
- No Points, No Fees – Borrower pays only for Appraisal and Title Fees
- Low Down Payments
- No Escrows
- Short Sales, Foreclosures, Bankruptcy and Credit Issues will be reviewed by Loan Committee on an individual basis and extenuating circumstances will be taken into consideration
- Same Rate and Same down payment for Second Homes
- All loans are serviced in-house and never sold to Wall Street
- We provide firm Commitment Letters, not would be, could be Pre-Approval letters
- We are committed to closing loans quickly and easily!

*Speak to a Loan Officer Today
for Terms and Conditions.*



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Boulder Dam Credit Union

Interest Refund History

From	To	Fixed Rate	Refund %	Net Rate
4/1/1986	8/30/1986	12.00%	5.00%	11.40%
9/1/1986	9/30/1986	12.00%	10.00%	10.80%
10/1/1986	12/31/1986	12.00%	14.00%	10.30%
1/1/1987	12/31/1988	12.00%	17.00%	9.96%
1/1/1989	3/31/1991	12.00%	13.00%	10.44%
4/1/1991	9/30/1991	12.00%	17.00%	9.96%
10/1/1991	6/30/1992	12.00%	21.00%	9.48%
7/1/1992	9/30/1992	12.00%	26.00%	8.88%
10/1/1992	3/31/1993	12.00%	30.00%	8.40%
4/1/1993	9/30/1993	12.00%	35.00%	7.80%
10/1/1993	12/31/1993	12.00%	50.00%	6.00%
1/1/1994	3/31/1995	12.00%	35.00%	7.80%
4/1/1995	6/30/1995	12.00%	26.00%	8.88%
7/1/1995	12/31/1995	12.00%	31.00%	8.28%
1/1/1996	8/31/1998	12.00%	35.00%	7.80%
9/1/1998	12/31/1999	12.00%	45.00%	6.60%
1/1/2000	6/30/2000	12.00%	40.00%	7.20%
7/1/2000	12/31/2000	12.00%	35.00%	7.80%
1/1/2001	3/31/2001	12.00%	50.00%	6.00%
4/1/2001	9/30/2001	12.00%	45.00%	6.60%
10/1/2001	3/31/2003	12.00%	55.00%	5.40%
4/1/2003	12/31/2004	12.00%	60.00%	4.80%
1/1/2005	9/30/2005	12.00%	53.00%	5.64%
10/1/2005	3/31/2006	12.00%	51.00%	5.88%
4/1/2006	9/30/2007	12.00%	48.00%	6.24%
10/1/2007	12/31/2007	12.00%	51.00%	5.88%
1/1/2008	3/31/2008	12.00%	53.00%	5.64%
4/1/2008	9/30/2008	12.00%	55.00%	5.40%
10/1/2008	3/31/2010	12.00%	52.00%	5.76%
4/1/2010	6/30/2012	12.00%	49.00%	6.12%
7/1/2012	3/31/2013	8.00%	25.00%	6.00%
4/1/2013	12/31/2013	8.00%	28.00%	5.76%
1/1/2014	Current	8.00%	32.00%	5.44%