



You've Been Waiting. Now's the Time.

We understand the importance of a fast and efficient turnaround. When you choose Union Bank to finance your mortgage, you will receive local decision-making, fast and efficient processing, free conditional pre-approvals and competitive rates.

Whether you're looking to buy, build or update your current home, Union Bank's team of experts can assist you in selecting the best mortgage solution for your needs. If you're a first-time homebuyer, a veteran or live in a rural area, we offer various government programs with no or low down payments, fixed long-term rates and other favorable terms to help make your dream of homeownership a reality.



ubmich.com

CONVENTIONAL MORTGAGE

Competitive rates and terms for borrowers.

- Fixed rates and terms
- No pre-payment penalties
- Bi-weekly payments available on some programs
- Finance up to 95% on purchase
- Finance up to 97% on purchase with Home Possible

CONSTRUCTION

- Construction phase up to 12 months
- Unlimited draws with no fees per draw
- 1 Close - At project completion, loan rolls into an ARM loan
- Interest only during construction period
- No pre-payment penalties

ADJUSTABLE-RATE MORTGAGE

- Various terms available: 5/1 or 7/1
- Fixed rate and payment for the initial rate period (three, five or seven years)
- After the initial rate period, the rate will adjust up or down on a yearly basis to the index
- Finance up to 80% of current appraised value
- No pre-payment penalties

FIRST-TIME HOME BUYERS

- Must be the principal residence
- No pre-payment penalties
- Fixed rate and terms
- Zero down programs

VACANT LAND

- Fixed rate and terms
- Finance up to 75% of current appraised value or purchase price (whichever is less)
- No pre-payment penalties
- Bi-weekly payment programs available

FEDERAL HOUSING ADMINISTRATION (FHA)

Federal Housing Administration (FHA) mortgage loans are insured by the FHA. By insuring the loan, your local community bank assumes less risk and can offer customers lower rates and more simplified terms.

- More eligible property types
- No property location restriction
- No household income limit
- As little as 3.5% down
- The funding fee can be financed into mortgage
- Gift funds allowed for entire down payment, closing costs and pre-paid items
- Low rates and monthly payments
- Flexible credit standards
- Special qualifying features

VETERANS ADMINISTRATION (VA)

U.S. Department of Veterans Affairs mortgage loans are available as a special benefit to veterans and military families who have served our country and qualify for this VA benefit.

- Fixed- or variable-rate products
- Various terms available
- Zero down payment, up to 100% financing per VA county limit
- Flexible credit standards
- Not limited to first-time homeowners
- Refinance a current VA loan
- The funding fee can be financed into mortgage
- Funding Fee Waiver: Veterans who are 10% or more military disabled
- Property Taxes Waiver: Veterans who are 100% military disabled

USDA GUARANTEED RURAL HOUSING PROGRAM (RD)

Available to most homes in Union Bank's service area, USDA's RD supports homeownership in rural communities. Finances are underwritten by Union Bank and guaranteed by the U.S. Department of Agriculture.

- Fixed rates and terms
- Low rates and monthly payments
- Zero money down
- Flexible credit standards
- Closing costs and other expenses may be financed in some cases
- Not limited to first-time homeowners
- Property must be located in an eligible area
- Income limits apply
- The funding fee can be financed into mortgage

Finance your dream home with confidence using the Make Build Grow Mortgage Loan from Union Bank!

Speak with a mortgage professional today!
800.974.3273 | ubmich.com



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current rates:

