Mortgage Loans

Simsbury Bank
Bank this way.

First Mortgages

Today's Interest Rates Effective October 24, 2014

NMLS# 441327
Lock Desk Hours: 10:30am - 4:30pm - Interest rates are subject to change without notice.

Conventional Fixed Mortgages ($417,000 or less)	Interest Rate	Points %	APR*	$ Per $1000
30 year fixed (360 monthly payments)	3.750%	0.75	3.889%	4.63
	3.875%	0	3.953%	4.70
20 year fixed (240 monthly payments)	3.375%	0.75	3.567%	5.74
	3.625%	0	3.732%	5.86
15 year fixed (180 monthly payments)	2.875%	0.75	3.119%	6.85
	3.000%	0	3.135%	6.91
10 year fixed (120 monthly payments)	2.750%	1.00	3.159%	9.54
	2.875%	0	3.072%	9.60
1 year ARM (1) 1 yr fixed rate, then adjusts annually, (360 monthly payments)	2.500%	0	2.906%	$3.95
3/1 ARM (1) 3 yr fixed rate, then adjusts annually, (360 monthly payments)	2.375%	0	2.820%	$3.89
5/1 ARM (1) (2) (up to $850,000) 5 yr fixed rate, then adjusts annually, (360 monthly payments)	2.750%	0	2.889%	$4.08
7/1 ARM (1) 7 yr fixed rate, then adjusts annually, (360 monthly payments)	3.000%	0	2.992%	$4.22

Ask us about our NO CLOSING COST programs!

Construction First Mortgages	Interest Rate	Points %	APR*	$ Per $1000
Loan amounts $417,000 or less				
30 year fixed (360 monthly payments)	4.500%	0	4.647%	$5.07
5/1 ARM (1)	3.500%	0	3.218%	$4.49
5 yr fixed rate, then adjusts annually, (360 monthly payments)				
Loan amounts greater than $417,000				
30 year fixed (360 monthly payments)	4.625%	0	4.669%	$5.14
5/1 ARM (1)	3.500%	0	3.218%	$4.49
5 yr fixed rate, then adjusts annually, (360 monthly payments)				

Jumbo First Mortgage (Greater than $417,000)	Interest Rate	Points %	APR*	$ Per $1000
30 year fixed (up to $850,000), (360 monthly payments)	4.000%	0	4.027%	$4.77
20 year fixed (up to $850,000), (240 monthly payments)	3.875%	0	3.912%	$5.99
15 year fixed (up to $850,000), (180 monthly payments)	3.500%	0	3.547%	$7.15
5/1 ARM (1) (2) (up to $850,000) 5 yr fixed rate, then adjusts annually, (360 monthly payments)	2.750%	0	2.841%	$4.08

Please contact a Mortgage Loan Officer directly for other Jumbo products up to $4,000,000

FHA First Mortgages	Interest Rate	Points %	APR*	$ Per $1000
30 year FHA fixed (360 monthly payments)	3.875%	0	3.951%	$4.70
15 year FHA fixed, (180 monthly payments	3.250%	0	3.384%	$7.03
5/1 FHA ARM (3), (360 monthly payments)	3.250%	0	3.027%	$4.35

FHA Rates listed above are for loans $ 200,000 or more

Please contact a Mortgage Loan Officer directly for CHFA and VA interest rate information

EQUAL HOUSING LENDER MEMBER FDIC

Loan Sales Office 860.693.3329

Up to 95% LTV for certain mortgage products, property types, and loan amounts. Any down payment less than 20% requires private mortgage insurance.
The Bank's lending geography is CT, MA and RI; properties outside of CT, MA and RI are considered on a per case basis.
(1)The Annual Percentage Rate (APR) for Adjustable Rate Mortgages (ARMs) may increase or decrease at each adjustment. Interest rates based on the 1 year treasury bill index plus a margin. Please ask us for the current index and margin.
(2) Conventional rates for 5/1 ARM only to $850,000.
(3) The Annual Percentage Rate (APR) for 5/1 FHA Adjustable Rate Mortgages (ARMS) may increase or decrease at each adjustment.
Interest rates are based on the 1 year Libor rate plus a margin. Please ask us for the current index and margin.
Interest rates are subject to change without notice. APR assumes 25% down payment. Payments do not include amounts for insurance or tax premiums if applicable, and the actual payment obligation will be greater. Interest rates are subject to credit and property qualification and approval based upon secondary market guidelines. Interest rates and APRs may vary depending on loan details such as points, loan amount, your credit, and property occupancy. Your rate may vary based upon your credit history and other loan details. Other rates and terms are available upon request. Interest rates assumes owner occupied single family property. All loans subject to standard credit approval process. Rates may vary based on closing timeframe.

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First Mortgages

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Conventional First Mortgages ($417,000 or less) No Closing Costs	Interest Rate	Points %	APR*	$ Per $1000
30 year fixed (360 monthly payments)(4)	4.375%	0	4.386%	$4.99
20 year fixed (240 monthly payments)(4)	4.250%	0	4.265%	$6.19
15 year fixed (180 monthly payments)(4)	3.625%	0	3.644%	$7.21
10 year fixed (120 monthly payments)(4)	3.625%	0	3.652%	$9.95

NO CLOSING COST programs!

(4) No closing cost option - Closing costs paid by Simsbury Bank & Trust - origination charge (not including points), flood certification, lenders title insurance, attorney fees up to a maximum of $800.00 (which includes title search fee), government recording charges. Appraisal fee and credit report fee must be paid by borrower at the time of application, however, will be refunded if you close your loan with Simsbury Bank & Trust. Minimum loan amount is $100,000.00

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Consumer Loans

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Home Equity Lines & Loans and Personal Loans

Today's Interest Rates Effective October 24, 2014

Home Equity Lines of Credit - PRIME + 0%	Interest Rate	APR*
Prime + 0%. 10-year Draw period; 10-year Repayment period. Floor of 3.25%; cap of 18%. (2) (3) (4) (5)	3.25%	3.25%
Cancellation charge of $300.00 will apply if account closed within 24 months. Annual membership fee $35.00. Minimum line of $15,000		

Home Equity Loans (with a Pinnacle or Pinnacle Plus account)	APR*	$ Per $1000
5 Years (60 monthly payments) (1) (4) (5)	4.00%	$18.42
10 Years (120 monthly payments)(1) (4) (5)	4.75%	$10.48
15 Years (180 monthly payments) (1) (4) (5)	5.25%	$8.04

Other Consumer Loans	APR*
Personal Loans (6)	13.50%
Overdraft Protection	15.00%

(1) APR = Annual Percentage Rates effective as of 10/24/2014. 5 year rate based on 5 year loan, 60 monthly payments of $18.42 per thousand borrowed. 10 year rate based on 10 year loan, 120 monthly payments of $10.48 per thousand. 15 year rate based on 15 year loan. 180 monthly payments of $8.04 per thousand. To qualify for the 4.00%, 4.75% or 5.25%, borrower must have or open a Pinnacle Advantage or Pinnacle+ Advantage Checking Account. If no Pinnacle Advantage or Pinnacle+ Advantage Checking Account, please add .25% to the rate listed above. Minimum loan amount of $10,000. All interest rates are subject to change without notice.

(2) The Simsbury Bank Home Equity Line of Credit Annual Percentage Rate (APR) is a variable rate and will be based on the highest prime rate preceding the start of the billing cycle plus 0.0% (the Prime Rate is currently 3.25% APR as of 10/24/14), found in the "MoneyRates" section of the Wall Street Journal. Rates are subject to change on a daily basis without notice. Maximum APR that can apply is 18% APR and a minimum APR of 3.25%. Rate subject to change monthly during life of loan. Draw period is 10 years; repayment period is 10 years. If you make interest-only payments during the draw period, then at the start of the repayment period your monthly payment will increase because you must now pay back the principal as well as interest. To qualify for the 3.25% APR the borrower must have a minimum credit score of 740; minimum APR is 3.50% with a credit score of 739 or less. There is an annual fee of $35.00. Other restrictions may apply. Consult your tax advisor about the potential deductibility of interest. All interest rates are subject to change without notice. Please visit simsburybank.com or contact any branch or loan officer for offer details.

(3) To have the annual fee of $35.00 waived, the customer must have or open a Pinnacle Advantage Checking Account or a Pinnacle+ Advantage Checking Account.

(4) A Pinnacle Advantage Account requires $15,000 in personal deposit balances; Pinnacle+ Advantage Account requires combined balances of $25,000 in outstanding fixed home equity loan, home equity line of credit, auto loan or personal deposits. Pinnacle Advantage and Pinnacle+ Advantage Accounts requires a debit card, online banking and e-statements. Pinnacle+ Advantage customers receive free ATM usage at ATMs across the U.S.

(5) The Bank's lending geography is CT, MA and RI; properties outside of CT, MA and RI considered on a per case basis. All offers apply to qualifying borrowers for owner-occupied 1-4 family and condominium properties, subject to credit and property approval; there are no closing costs for loan amounts less than $250,000 apart from property insurance which is required; loan amounts $250,000 and greater will be considered on a per case basis and requires borrowers to pay closing costs and a full appraisal. Final rate and terms are determined based on credit score and history. Other restrictions may apply.

(6) APR = Annual Percentage Rates effective as of 10/24/2014. 36 monthly payments of $33.94 per thousand borrowed, 48 monthly payments of $27.08 per thousand borrowed 60 monthly payments of $23.01 per thousand borrowed.

*APR = Annual Percentage Rate

Interest Rates subject to change without notice.

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