

Mortgage Rates

All rates are effective as of February 3, 2012

All rates are subject to change without notice.



Partners in Our Hometown

Florence Savings Bank

Fixed Rate Products	Term	Interest Rate	Annual Percentage Rate (APR)	Points	Payment per \$1,000 Borrowed	Payment per \$1,000 After First Adjustment
					If Applicable, Taxes and Insurance Would Increase Payments	
10 Year Fixed Rate	10 Yr.	3.250%	3.350%	0	\$9.77	N/A
12 Year Fixed Rate	12 Yr.	3.375%	3.400%	0	\$8.45	N/A
15 Year Fixed Rate	15 Yr.	3.500%	3.578%	0	\$7.15	N/A
15 Year Fixed Rate	15 Yr.	3.375%	3.599%	1	\$7.09	N/A
15 Year Fixed Rate	15 Yr.	3.250%	3.622%	2	\$7.03	N/A
20 Year Fixed Rate	20 Yr.	3.875%	3.940%	0	\$5.99	N/A
20 Year Fixed Rate	20 Yr.	3.750%	3.930%	1	\$5.93	N/A
20 Year Fixed Rate	20 Yr.	3.625%	3.920%	2	\$5.86	N/A
30 Year Fixed Rate	30 Yr.	4.000%	4.045%	0	\$4.77	N/A
30 Year Fixed Rate	30 Yr.	3.875%	4.000%	1	\$4.70	N/A
30 Year Fixed Rate	30 Yr.	3.750%	3.960%	2	\$4.63	N/A

Adjustable Rate Products	Term	Interest Rate	Annual Percentage Rate (APR)	Points	Payment per \$1,000 Borrowed	Payment per \$1,000 After First Adjustment
					If Applicable, Taxes and Insurance Would Increase Payments	
5/1 Year Adjustable Rate Margin of 3.75%, Premium of .375%, Caps 2%6%	30 Yr.	4.250%	4.055%	0	\$4.92	\$5.99
5/1 No Closing Cost Product Margin of 3.75%, Premium of 1.125%, Caps 2%6%	30 Yr.	5.000%	4.287%	0	\$5.37	\$6.49

Maximum LTV 95%
No Closing Cost Product requires a bank selected closing attorney.
5/1 Year Adjustable Rate is fixed for the first 5 years and will adjust annually thereafter.

Special Program Loans	Term	Interest Rate	Annual Percentage Rate (APR)	Points	Payment per \$1,000 Borrowed	Payment per \$1,000 After First Adjustment
					If Applicable, Taxes and Insurance Would Increase Payments	
30 Year Fixed Rate - No Closing Costs	30 Yr.	5.500%	5.500%	0	\$5.68	N/A
MassHousing Mortgage (3% Down) Visit www.masshousing.com for more info	30 Yr.	N/A	N/A	0	N/A	N/A
MassHousing RightRate (3% Down) Visit www.masshousing.com for more info	30 Yr.	N/A	N/A	0	N/A	N/A
First Time Home Buyers - 5/1 Yr. Adjustable Margin of 3.75%, Premium of .25%, Caps 2%6%	30 Yr.	4.125%	3.965%	0	\$4.85	\$5.91
Soft Second Loan (3% Down) Visit www.mhp.net for more info	30 Yr.	3.750%	3.750%	0	\$4.63	N/A
USDA Rural Development (0% Down) Visit www.USDA.gov for more info	30 Yr.	4.250%	4.630%	0	\$4.92	N/A

Special Program Loans may have additional qualification requirements such as, but not limited to: first time home buyer, income caps, or property requirements. Please inquire or visit the above listed websites for more information.

No Closing Cost Product requires a bank selected closing attorney. No Closing Cost Product not available for construction or jumbo products.

5/1 Year Adjustable Rate is fixed for the first 5 years and will adjust annually thereafter.



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Construction Loans	Term	Interest Rate	Annual Percentage Rate (APR)	Points	Payment per \$1,000 Borrowed	Payment per \$1,000 After First Adjustment
					If Applicable, Taxes and Insurance Would Increase Payments	
15 Year Fixed Rate	15 Yr.	4.500%	4.650%	0	\$7.65	N/A
20 Year Fixed Rate	20 Yr.	4.750%	4.870%	0	\$6.46	N/A
30 Year Fixed Rate	30 Yr.	5.000%	5.090%	0	\$5.37	N/A
5/1 Year Adjustable Rate Margin of 3.75%, Premium of .375%, Caps 2%6%	30 Yr.	4.250%	4.080%	0	\$4.92	\$7.20

Maximum LTV 70%
5/1 Year Adjustable Rate is fixed for the first 5 years and will adjust annually thereafter.

Jumbo Fixed Rate Products	Term	Interest Rate	Annual Percentage Rate (APR)	Points	Payment per \$1,000 Borrowed	Payment per \$1,000 After First Adjustment
					If Applicable, Taxes and Insurance Would Increase Payments	
15 Year Fixed Rate	15 Yr.	4.500%	4.560%	0	\$7.65	N/A
20 Year Fixed Rate	20 Yr.	4.750%	4.800%	0	\$6.46	N/A
30 Year Fixed Rate	30 Yr.	5.000%	5.040%	0	\$5.37	N/A

Maximum LTV 70%
Jumbo Products apply to loans above \$417,000.

Land Loans	Term	Interest Rate	Annual Percentage Rate (APR)	Points	Payment per \$1,000 Borrowed	Payment per \$1,000 After First Adjustment
					If Applicable, Taxes and Insurance Would Increase Payments	
1 Year Adjustable Rate Margin of 3.75%, Premium of 1.50%, Caps 2%6%	10 Yr.	5.375%	4.296%	0	\$10.79	\$11.71

Legal Building Lot - Maximum LTV of 70%

Annual percentage rates (APRs) on all adjustable rate products may change after consummation of the loan, and may increase.
 All Annual Percentage Rates (APRs) listed above assume a \$100,000 mortgage, 30% down payment.
 Rates may vary based upon your credit profile, property type, or loan to value (LTV) percentage.
 First Time Home Buyer product offers 5% down on owner occupied 1 to 4 unit homes.
 Private Mortgage Insurance (PMI) required if the down payment is less than 20%.
 Homeowners insurance and flood insurance (if applicable) are required.
 Maximum Loan Amount table (below) is for Fixed Rate products.
 Biweekly payment plans are not available at this time.
 Adjustable Rate Mortgages use an index of .12
 Apply online at www.florencesavings.com

Loan To Value Tables		
	Units	Max LTV
Purchase	1	95%
	2	80%
	3	80%
	4	80%
	1 Unit 2nd Home	80%
	Units	Max LTV
No	1	95%
Cash-Out Refinance	2	80%
	3	80%
	4	80%
	1 Unit 2nd Home	80%
		Units
Cash-Out Refinance	1	80%
	2	75%
	3	75%
	4	75%
	1 Unit 2nd Home	75%

Maximum Loan Amount	
Units	Max Loan Amount
1	\$417,000
2	\$533,850
3	\$645,300
4	\$801,950