

Mortgages

Whether you're looking for a condo with a view to Forest Park, a family home in the suburbs, or a fabulous estate in the country, First Community can put the keys in your hand with an affordable mortgage loan. And we can also help you refinance. Because we live here too, we understand the needs of our members. Our professional experts can help you find the best term and rate to fit your budget. Come see us today, and be home in no time.



Mortgage Types

First-Time Home Buyer

This mortgage is designed to meet the needs of the first time home buyer. It has minimal out of pocket costs (prepaid items). This product has no origination fees, no closing costs, no private mortgage insurance (PMI), no down payment requirements and no prepayment penalties. To qualify as a first-time home buyer, the applicant cannot have owned a home or had an ownership interest in a primary residence for the past three years. If you have had joint ownership in a home in the last three years, you can apply as an individual applicant and qualify for the First-Time Home Loan.

Fixed Rate Mortgages

The fixed-rate mortgage provides the security of a fixed interest rate for the entire life of the loan. First Community offers a variety of options. We recommend this loan if you plan to stay in your home more than 10 years and want the security of mortgage payments that will not change.

Jumbo Loans

If you are buying a home at a higher price point, we have adjustable and fixed-rate 'jumbo' loans. This type of loan will typically have a slightly higher interest rate. See our website for current Jumbo Loan qualification information.

Adjustable Rate Mortgages (ARMs)

First Community offers adjustable rate mortgages that provide a lower initial monthly payment and slowly adjust over time. The rate cannot adjust more than 2% at each adjustment and no more than 6% over the life of the loan. Only 10% down is required to avoid Private Mortgage Insurance (PMI).

Vacation Home Loans

Missouri and Illinois offer limitless potential for a home right on the lake or something nestled off the beaten path. Let us help make it a reality for you.

Land Loans

First Community will finance the acquisition of land or refinance a land loan whether you intend to build a home or just invest. Land loans have a variety of terms available.

Mortgage Web Center

First Community Credit Union's Mortgage Web Center gives you the power to research various mortgage products, search for personalized rate quotes and apply for a loan 24/7.

Apply for your mortgage online from anywhere, at any time!

A unique application is created for you based on your personal situation. This streamlined application means you won't be asked unnecessary, time-consuming questions. We have Frequently Asked Questions on every screen throughout the application. These questions and their answers help take the mysteries out of mortgages. Of course we are always just a phone call away if you need us.

Visit us online today at firstcommunity.mortgagewebcenter.com.

Whether you are ready to apply or just want to research products and rates, we think you'll see the benefits of First Community's Mortgage Web Center.

Mortgage Application Checklist

Your mortgage application process will go faster if you have the following information available when you call, visit a branch or apply online.

- One month of pay stubs
- 2 years of W-2 forms
- 2 months of bank account statements
- Estimate of funds available for down payment
- Your estimate of maximum monthly mortgage payment you can make

Benefits of Choosing First Community

When you choose a lender be sure to look at more than the rate. We offer:

- Competitively low variable and fixed rates
 - No junk fees
 - \$350 off closing costs with a Cashback or First Rate Checking Account
 - Wide range of terms
 - Pre-approval for better buying power
 - No pre-payment penalty
 - Refinancing
 - Professional, personal service
 - Decisions made in St. Louis
 - Efficient, on-time closings
 - Local servicing for life of loan
- Mortgages available in Missouri, Illinois, Colorado, Kansas, Arkansas, Tennessee, North Carolina, South Carolina, Georgia, Alabama and Florida.

Contact Us

Mortgage Department

636-728-3380 • 888-642-7969

Hours

Monday – Friday
8 am – 7 pm

Saturday
8:30 am – 12:30 pm

Online Information

Visit Us Online

www.firstcommunity.com

Mortgage Web Center

firstcommunity.mortgagewebcenter.com

