

Memorial CREDIT UNION

growing your financial health

FINANCIAL HEALTH NEWS | 2ND QUARTER 2020

NEW PURCHASES | REFINANCES

**You know
the home
you want.**

*We know how to get
you there.*

A MORTGAGE FROM MCU



**Apply online
or at a branch
today!**



\$250

Home Depot gift card
with every mortgage
closing!*

*Application must be received by April 30, 2020, and loan closed by June 15, 2020. No purchase necessary. Must be 18 years of age or older. Refinance must be from another financial institution.

5 QUESTIONS TO ASK WHEN BUYING A HOME

It's important to be informed about your options and the general mortgage process before meeting with a lender. Here are 5 common mortgage Q&A's to help you learn more about buying a home.

Q How do I qualify for a mortgage loan?

A We look at several factors including income, property, assets, and credit. Your credit report is pulled to look at your score and existing debts. Lenders look at the lowest median score of all borrowers for qualification. The minimum score varies depending on the type of loan. Beyond credit, we like to see a debt-to-income ratio of no more than 45% with your new house payment included. Finally, we'll look at the property appraisal to make sure the value supports the loan and they will look at your assets to make sure you have the money for a down payment.

Q What will be my required down payment?

A Your minimum down payment will depend on the type of mortgage loan you get. Talk to us about how much you have saved and what you'd like to put down vs. your monthly payment. Today, 20% down is not required – several loan options offer 3-5% down payments so check with your lender about what loan will work best for you.

Q What is the interest rate and the annual percentage rate?

A The interest rate is the base rate you are charged for the mortgage. The Annual Percentage Rate (APR) is obtained from a calculation that includes your interest rate and all the other closing costs divided by the term of the loan. The APR does not account for early loan payoffs. Remember, the bigger the difference between the interest rate and the APR, the more the lender is charging in fees.

Q What are my closing costs?

A Closing costs are the fees you pay to finalize buying your home. These include the home inspection, premium for homeowner's insurance, appraisal fee, credit report charges, attorney expenses, etc. You pay some of these fees before closing day and the remainder at closing. On average, you'll pay 3-4% of the purchase price of your home in closing fees. Within three days of submitting your mortgage application, your lender should provide a Loan Estimate Form, which estimates closing costs. Once your loan is approved, and at least three days before closing, you will receive a Closing Disclosure, which lists your final closing costs.

Q How much house can I afford?

A A prequalification will give you an idea about how much house you can afford but don't run out and start looking at houses at the top of your price range. You don't want to spend so much on your house that you are unable to save for emergencies and other items. Leave a cushion in your budget. Keep in mind that there's more to your house payment than the mortgage itself such as maintenance, insurance, and taxes. Most experts recommend spending no more than 33% of your monthly budget on housing costs.



Taking on a mortgage is a big financial decision. Talk to our mortgage experts today!

CONNECT WITH US FROM ANYWHERE

With our convenient access tools, you're always connected to your MCU accounts.

- MCU Online Banking
- Bill Pay
- MCU Mobile App
- Remote Check Deposit
- Online loan applications
- Online account applications
- Surcharge Free ATMs via the ATM Friendly Network

LEARN MORE AT WWW.MEMORIALCU.ORG

Your CREDIT REPORTS Matter

The information contained in your credit reports may affect your auto and mortgage rates, credit card approvals, rental requests, or even a job application. Reviewing your credit reports annually helps you catch signs of identity theft early.

Federal law allows you to get a free copy of your credit report every 12 months from each credit reporting agency. Lots of websites promise credit reports for free but **AnnualCreditReport.com** is the only official site directed by federal law to provide them.

- 1 Request a free copy of your report from each of the three credit bureaus. This can be done online, by phone or mail.

EQUIFAX  

- 2 Review your reports for accuracy.
- 3 If you find accounts that don't belong to you or other incorrect information, follow the instructions to dispute those items.



Scholarship Deadline Approaching

Don't miss your opportunity to apply for our \$1,000 academic scholarships. Visit **www.MemorialCU.org** and download the 2020 application. The deadline to return your application is Friday, April 17, 2020.



JUST VALUABLE LIFE-LESSONS!

Got your first job? Now's the time to open your MCU Teen Investor Checking to manage, protect and keep track of your money. A Teen Investor Checking* gives you valuable life-lessons without the hassles and extra fees.

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Free Debit Card

You'll have buying power with the safety of a debit card.



ATM Access

Use surcharge-free ATM's through the Dolphin Debit Access and the Credit Union Friendly Network so you can get cash anywhere.



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Check your balances, transfer money, deposit a check, and check transaction history no matter where you are.

Find financial independence with a checking account that's designed for your student lifestyle! **Ready to get started?**



In-person at a
branch near you



By phone at
713-778-6300

*Must be 15+ years of age with a parent or legal guardian as a joint signer.



Big Things COMING THIS SUMMER

MCU's New Mobile App!

Lots of improvements so stay tuned!



Mastercard® Credit Card

Upgraded functionality coming your way. Watch your mail for more information!

GIVING BACK TO OUR COMMUNITY!

We had fun helping with the Mardi Gras party at Vita Living.



On March 7th, our MCU team participated in the 14th Annual Bowling tournament benefiting Houston Children's Charities.

HOLIDAY CLOSINGS

Monday, May 25, 2020
Memorial Day

Monday, September 7, 2020
Labor Day

MAIN NUMBER 713.778.6300 | **ACCESS 24** 713.778.6350

www.MEMORIALCU.org



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NCUA