



Bankrate.com Consumer Mortgage Guide[®]

DEFINITIONS

JUMBO MORTGAGES—A home loan that exceeds the \$333,700 Fannie Mae and Freddie Mac limit.

ANNUAL PERCENTAGE RATE (APR)—A yearly rate of interest that includes fees and other costs paid to acquire the loan.

LOCK—A lender's written guarantee that the mortgage rate quoted will be good for a specific period of time. This should be long enough to cover your closing date.

1/1, 3/1, 5/1, 7/1 AND 10/1 ARMS—Common adjustable-rate mortgages. With an adjustable rate mortgage the interest rate is set for an initial period and may change at specified time intervals. For instance, the 3/1 ARM has a set rate of interest for the first three years and then adjusts annually based on the financial index specified in the contract.

7/23 AND 5/25 MORTGAGES—Common adjustable mortgages with a one-time rate adjustment at the end of the initial period. The 7/23 loan has the same rate for the first 7 years and then adjusts to the rate that will be in effect for the remaining 23 years.

BALLOON—A mortgage that has level monthly payments that will fully amortize it over a stated term (e.g. 30 years) but which provides for a lump-sum payment to be due at the end of an earlier specified term (e.g. 10 years).

**MORTGAGE LENDERS:
REACH THOUSANDS OF HOME
BUYERS!**

To appear in table, call

800-327-7717, ext. 1410

NOTE: Banks, mortgage companies and credit unions pay to advertise in the *Consumer Mortgage Guide*[®] which is compiled by Bankrate.com[®], a publication of Bankrate, Inc., N. Palm Beach, Internet: <http://www.bankrate.com>. Rates effective as of Monday (5/17/04) and subject to change without notice. Annual percentage rates (APRs) based on 20% down on \$165,000 for conventional new home purchases and most other loans, \$335,000 for jumbo loans; and on fully indexed rates for adjustable rate mortgages (ARMs). ARM rate caps are 2% periodic, 6% life-of-loan, unless noted. Private mortgage insurance usually required with less than 20% down. The APR on your specific loan may differ from the sample used. Loan range expressed in thousands of dollars. FHA=Federal Housing Authority, VA=Veteran's Administration, CHB=Community Home Buying and REV=Reverse Mortgages, LTV=Loan to Value, NIG=No Income Qualifier, NIV=No Income Verification, N/A=rates not available at press time. To appear in table or to report any discrepancies, call 561-627-7330, ext. 1410.

TYPE	RATE	PTS.	APR	LOCK	MIN	LOANS	COMMENTS
AMERICAN MORTGAGE EXPRESS CORP 800-566-8470							
Serving all of Maryland www.AMECRATES.com, POOR CREDIT							
30-YR FIXED	6.00	0.00	6.04	45	20	125-333	EXPERTS-
15-YR FIXED	5.38	0.00	5.46	45	20	125-333	MON-FRI
6-MOLIBOR ARM	2.63	0.00	2.71	45	5	125+	8:30-7 P.M.
CODI	1.25	0.00	4.74	45	5	150+	SAT-SUN 8:30-2
BALTIMORE COUNTY SAVINGS BANK 410-256-5000							
4111 E. Joppa Road, Baltimore, Visit www.baltcosavings.com, for more info, locations, and other great products.							
30-YR FIXED	6.50	0.00	6.53	60	20	0-333	
15-YR FIXED	5.88	0.00	5.94	60	20	0-333	
1-YR ARM	4.00	0.00	4.47	60	20	0-400	
5-YR HOME EQUITY	4.38	0.00	4.39	60	20	10-200	
CDA MORTGAGE PROGRAM 800-638-7781							
www.morehouse4less.com, Less \$ down; 5.25%/0 Pts or Less \$ per 15-YR FIXED N/A - - - - - month; 4.875%/ GOVT 5.25 0.00 5.32 90 0 160-290 2 Pts.							
EQUITABLE TRUST MTG. CORP. 410-803-8600							
120 S. Hayes St. Bel Air, MD 21014, Flexible Closing Costs, Rehab Loans, www.equitable trustmortgage .com							
30-YR FIXED	6.13	0.00	6.20	30	20	165-333	
15-YR FIXED	5.50	0.00	5.61	30	20	165-333	
FHA	6.00	0.00	6.05	30	3	200-261	
JUMBO	6.13	0.00	6.16	30	20	333+	
FEDERATED HOME MORTGAGE, INC. 800-395-4909							
Apply Online @ www.fedhomemtg.com, ACCEPTED							
30-YR FIXED	5.50	1.75	5.68	30	20	165-333	\$250 APPRAISAL
15-YR FIXED	4.75	1.75	5.05	30	20	165-333	REFUNDAT
HELOC	3.75	0.00	3.76	30	20	165-333	CLOSING
1-MONTH I/O	2.75	0.00	2.94	30	20	165-333	
PRICELINE MORTGAGE 866-352-RATE							
www.pricelinemortgage.com, Price Guarantee Price Guarantee Prime-.25, life Price Guarantee							
30-YR FIXED	5.88	0.00	5.92	30	20	165-333	
15-YR FIXED	5.25	0.00	5.32	30	20	165-333	
HELOC	3.75	0.00	3.75	30	20	165-333	
LIBOR ARM	2.63	0.00	3.67	30	20	165-333	