



February 4, 2025

Conventional Fixed Rate

Program	Rate	Points	P&I per \$1,000 ¹	APR*
30 Year Fixed Rate	6.875%	0.000	\$ 6.57	6.968%
30 Year Fixed Rate	6.625%	1.000	\$ 6.40	6.814%
10 Year Fixed Rate	6.875%	0.000	\$ 11.55	7.086%
10 Year Fixed Rate	6.125%	1.000	\$ 11.16	6.553%

Second Home, add 0.25% to the stated rate. Investment Property, add 0.50% to the stated rate.

*APR = Annual Percentage Rate. All loan programs, rates, APR, points and terms listed are subject to change without notice. All loans are subject to credit approval.

¹Payment examples do not include cost of property taxes, insurance or mortgage insurance, so the actual payment obligation will be greater than the monthly principal and interest payment.

Conventional Fixed assumes the following: Purpose of the loan is for purchase a single-family, primary residence. A minimum credit score of 740. Loan amount of \$350,000. Rate lock period is 30 days. The loan rates assume a 80% loan-to-value and does not include Private Mortgage Insurance (PMI). Payment examples do not include cost of property taxes or insurance, so the actual payment obligation will be greater.

Jumbo Fixed Rate Mortgage

Program	Rate	Points	P&I per \$1,000 ¹	APR*
30 Year Fixed Rate	6.875%	0.000	\$ 6.57	6.929%
30 Year Fixed Rate	6.625%	1.000	\$ 6.40	6.775%
10 Year Fixed Rate	6.875%	0.000	\$ 11.55	6.997%
10 Year Fixed Rate	6.125%	1.000	\$ 11.16	6.463%

Second Home, add 0.25% to the stated rate. Investment Property, add 0.50% to the stated rate.

*APR = Annual Percentage Rate. All loan programs, rates, APR, points and terms listed are subject to change without notice. All loans are subject to credit approval.

¹Payment examples do not include cost of property taxes, insurance or mortgage insurance, so the actual payment obligation will be greater than the monthly principal and interest payment.

Jumbo Fixed assumes the following: Purpose of the loan is for purchase a single-family, primary residence. A minimum credit score of 740. Loan amount of \$880,000. Rate lock period is 30 days. The loan rates assume a 80% loan-to-value and does not include Private Mortgage Insurance (PMI). Payment examples do not include cost of property taxes or insurance, so the actual payment obligation will be greater.

Conventional Adjustable Rate

Program	Rate	Points	P&I per \$1,000 ¹	APR*
3/1 ARM ²	6.000%	0.000	\$ 6.00	6.084%
5/1 ARM ²	6.125%	0.000	\$ 6.08	6.211%
5/5 ARM ³	6.250%	0.000	\$ 6.16	6.337%
7/1 ARM ²	6.375%	0.000	\$ 6.24	6.463%
10/1 ARM ⁴	6.500%	0.000	\$ 6.32	6.589%

Second Home, add 0.25% to the stated rate. Investment Property, add 0.50% to the stated rate.

*APR = Annual Percentage Rate. All loan programs, rates, APR, points and terms listed are subject to change without notice. All loans are subject to credit approval.

¹Payment examples do not include cost of property taxes, insurance or mortgage insurance, so the actual payment obligation will be greater than the monthly principal and interest payment.

Conventional Fixed assumes the following: Purpose of the loan is for purchase a single-family, primary residence. A minimum credit score of 740. Loan amount of \$350,000. Rate lock period is 30 days. The loan rates assume a 80% loan-to-value and does not include Private Mortgage Insurance (PMI). Payment examples do not include cost of property taxes or insurance, so the actual payment obligation will be greater.

² 3/1|5/1|7/1 ARM - This is an adjustable rate mortgage: CMT Indexed ARM with interest rate and payment adjustment occurring every 12 months after initial fixed rate period. Rate caps = The initial adjustment cap is 2%, then a 2% adjustment cap per annual adjustment but no more than 5% over the lifetime of the loan. Index = 1 year CMT Margin = 2.75%

³ 5/5 ARM - This is an adjustable rate mortgage: CMT Indexed ARM with interest rate and payment adjustment occurring every 5 Years after initial fixed rate period. Rate caps = The initial adjustment cap is 2%, then a 2% adjustment cap per interim adjustment but no more than 5% over the lifetime of the loan. Index = 5 year CMT Margin = 2.75%

⁴ 10/1 ARM - This is an adjustable rate mortgage: CMT Indexed ARM with interest rate and payment adjustment occurring every 12 months after initial fixed rate period. Rate caps = The initial adjustment cap is 5%, then a 2% adjustment cap per annual adjustment but no more than 5% over the lifetime of the loan. Index = 1 year CMT Margin = 2.75%

Jumbo Adjustable Rate

Program	Rate	Points	P&I per \$1,000 ¹	APR*
3/1 ARM ²	6.000%	0.000	\$ 6.00	6.047%
5/1 ARM ²	6.125%	0.000	\$ 6.08	6.173%
5/5 ARM ³	6.250%	0.000	\$ 6.16	6.299%
7/1 ARM ²	6.375%	0.000	\$ 6.24	6.425%
10/1 ARM ⁴	6.500%	0.000	\$ 6.32	6.551%

Second Home, add 0.25% to the stated rate. Investment Property, add 0.50% to the stated rate.

*APR = Annual Percentage Rate. All loan programs, rates, APR, points and terms listed are subject to change without notice. All loans are subject to credit approval.

¹Payment examples do not include cost of property taxes, insurance or mortgage insurance, so the actual payment obligation will be greater than the monthly principal and interest payment.

Jumbo Fixed assumes the following: Purpose of the loan is for purchase a single-family, primary residence. A minimum credit score of 740. Loan amount of \$880,000. Rate lock period is 45 days. The loan rates assume a 80% loan-to-value and does not include Private Mortgage Insurance (PMI). Payment examples do not include cost of property taxes or insurance, so the actual payment obligation will be greater.

²3/1|5/1|7/1 ARM - This is an adjustable rate mortgage: CMT Indexed ARM with interest rate and payment adjustment occurring every 12 months after initial fixed rate period. Rate caps = The initial adjustment cap is 2%, then a 2% adjustment cap per annual adjustment but no more than 5% over the lifetime of the loan. Index = 1 year CMT Margin = 2.75%

³5/5 ARM - This is an adjustable rate mortgage: CMT Indexed ARM with interest rate and payment adjustment occurring every 5 Years after initial fixed rate period. Rate caps = The initial adjustment cap is 2%, then a 2% adjustment cap per interim adjustment but no more than 5% over the lifetime of the loan. Index = 5 year CMT Margin = 2.75%

⁴10/1 ARM - This is an adjustable rate mortgage: CMT Indexed ARM with interest rate and payment adjustment occurring every 12 months after initial fixed rate period. Rate caps = The initial adjustment cap is 5%, then a 2% adjustment cap per annual adjustment but no more than 5% over the lifetime of the loan. Index = 1 year CMT Margin = 2.75%

Government Fixed Rate

Program	Rate	Points	P&I per \$1,000 ¹	APR*
FHA 30 Year Fixed Rate ⁵	6.250%	0.000	\$ 6.16	6.337%
VA 30 Yr Fixed ⁵	7.750%	0.000	\$ 7.16	7.851%

⁵The Federal Housing Finance Agency (FHFA) publishes annual conforming loan limits that apply to all conventional loans delivered to Fannie Mae. These include baseline and high-cost area loan limits; high-cost areas vary by geographic location. 1 Unit \$647,200, 2 Units \$828,700, 3 Units \$1,001,650, 4 Units \$1,244,850

*APR = Annual Percentage Rate. All loan programs, rates, APR, points and terms listed are subject to change without notice. All loans are subject to credit approval.

¹Payment examples do not include cost of property taxes, insurance or mortgage insurance, so the actual payment obligation will be greater than the monthly principal and interest payment.

*Government Fixed assumes the following: Purpose of the loan is for purchase a single-family, primary residence. A minimum credit score of 740. Loan amount of \$350,000. Rate lock period is 30 days. The loan rates assume a 80% loan-to-value, no down payment requirement and does not include Private Mortgage Insurance (PMI). Payment examples do not include cost of property taxes or insurance, so the actual payment obligation will be greater.

Specialty - Call for Pricing - 844.664.8830

Program	Description
FHA High Balance 30 Yr Fixed ⁶	FHA 30 year fixed with loan amount higher than county loan limit
Within Reach DPA FHA 3% Fixed 30 ⁶	FHA 30 year fixed with Down Payment Assistance and Low FICO
Within Reach DPA Fixed 30	Conventional 30 year fixed with Down Payment Assistance
Reverse Mortgage	Senior program to take equity out of their home

⁶HUD FHA County Loan Limits can be looked up here: <https://entp.hud.gov/idapp/html/hicostlook.cfm>

Wheelhouse Credit Union
9212 Balboa Avenue
San Diego, CA 92123



<https://www.wheelhousecu.com/>
Apply by phone (619)278-5905
[Online Application](#)

Rates effective 02/04/2025 are subject to change without notice, and use the following assumptions:

Conventional Fixed Rate - An owner occupied \$437,500 purchase with a \$350,000 loan amount, credit score of 740 locked for 30 days

Jumbo Fixed Rate Mortgage - An owner occupied \$1,100,000 purchase with a \$880,000 loan amount, credit score of 740 locked for 30 days

Government Fixed Rate - An owner occupied \$437,500 purchase with a \$350,000 loan amount, credit score of 740 locked for 30 days



Applicants must meet all products and investor guidelines for program eligibility.