

# HOME LOANS & HELOC FAQs

Answers to the most common questions we hear.



## DID YOU KNOW?

When you obtain a mortgage with us, we continue to service your loan and do not sell it to another lender. You always have a local point of contact for any questions regarding your mortgage.

There are also no prepayment penalties for paying off your mortgage early with Citizens State Bank.

## QUICK TERMS



### APR

The Annual Percentage Rate (APR) shows you the total cost of the loan expressed as a percentage.



### ESCROW

Funds set aside to pay property taxes and insurance.



### PMI

Private Mortgage Insurance may be required if your down payment is less than 20%.



### PRE-APPROVAL

A lender review of your credit and finances to determine how much you may be able to borrow.

Q:

What type of mortgage loan do you offer?

**A:** Citizens State Bank of Roseau offers conventional mortgages with flexible terms.

Q:

How much is needed for a down payment?

**A:** With conventional loans, you can have as small as a 3%-5% down payment if you qualify.

Q:

What is included in the closing costs?

**A:** Closing costs on a mortgage can average 3%-6% of the purchase price. The common costs include any lender fees, title work fees, appraisal costs, recording fees, prepaid items, and escrow deposits.

Q:

How long can I lock in an interest rate?

**A:** Typically, we can lock in an interest rate for a maximum of 60 days.

Q:

What is the average time for closing?

**A:** From the time we start the loan, it can take on average of 30-45 days to be ready for your closing date.

Q:

What is a Home Equity Line of Credit (HELOC)?

**A:** A revolving line of credit similar to a credit card that is secured by a mortgage on your home.

Q:

What is a Home Equity Loan?

**A:** A loan with a fixed term, principal and interest payment that is secured by a mortgage on your home.

Q:

How are the monthly payments calculated on a HELOC?

**A:** Interest payments are required monthly. Principal can be paid on your own schedule through the term of the loan. As you pay down principal, it becomes available credit to use again as needed.

Q:

What can I use a Home Equity Loan or HELOC for?

**A:** Home improvements/repairs, large purchases, debt consolidation, travel expenses, etc.

Q:

How do I get started?

**A:** Contact one of our loan officers! We'll walk you through your options and help you find the right solution for your goals.



**Sara Winkler**  
REM Loan Officer  
NMLS# 1604517



**Jamie Simmons**  
Loan Officer  
NMLS# 530682

## WE'RE HERE TO HELP



Our experienced loan officers are ready to answer your questions and guide you every step of the way.