

Loan Rates

Below are Massena Savings and Loan's current loan rates:

Last Updated: April 1, 2024

Conventional Real Estate Mortgages

Account Type	Rate/APR**	Points	Loan to Value %*	Max Term	Index	Caps
3 Year ARM	7.75%	0 Res	85%	25 yrs	MIRS Transition Index	Life: Max+6%, Min3.0%
5 Year ARM	7.75%	0 Res	85%	25 yrs	MIRS Transition Index	Life: Max+6%, Min3.0%
Fixed Rate	7.80%	0 Res	85%	5 yrs		
Fixed Rate	7.84%	0 Res	85%	6 yrs		
Fixed Rate	7.89%	0 Res	85%	7 yrs		
Fixed Rate	7.93%	0 Res	85%	8 yrs		
Fixed Rate	7.98%	0 Res	85%	9 yrs		
Fixed Rate	8.02%	0 Res	85%	10 yrs		
Fixed Rate	8.07%	0 Res	85%	11 yrs		
Fixed Rate	8.11%	0 Res	85%	12 yrs		
Fixed Rate	8.16%	0 Res	85%	13 yrs		
Fixed Rate	8.20%	0 Res	85%	14 yrs		
Fixed Rate	8.25%	0 Res	85%	15 yrs		
Fixed Rate	8.37%	0 Res	85%	16 yrs		
Fixed Rate	8.50%	0 Res	85%	17 yrs		
Fixed Rate	8.62%	0 Res	85%	18 yrs		
Fixed Rate	8.75%	0 Res	85%	19 yrs		
Fixed Rate	8.87%	0 Res	85%	20 yrs		
Fixed Rate	9.00%	0 Res	85%	21 yrs		
Fixed Rate	9.12%	0 Res	85%	22 yrs		
Fixed Rate	9.25%	0 Res	85%	23 yrs		
Fixed Rate	9.37%	0 Res	85%	24 yrs		
Fixed Rate	9.50%	0 Res	85%	25 yrs		
3-Year ARM	10.00%	0-Rental	70%		MIRS Transition Index	Life: Max+6%, Min5%
5-Year ARM	10.00%	0-Rental	70%		MIRS Transition Index	Life: Max+6%, Min5%
Fixed Rate	10.25%	0-Rental	70%	15 yrs		
Fixed Rate	10.50%	0-Rental	70%	20 yrs		
Fixed Rate	11.25%	0-Rental	70%	25 yrs		

Home Equity Lines of Credit

Account Type	Rate/APR**	Points	Loan to Value %	Max Term	Index	Caps
HELIC	%	0	85%	5 yr Renewable	Prime+ 1.50	Life: Max+6%, Min4%

Consumer Loans***

Account Type	Rate/APR**	Points	Loan to Value %	Max Term	Index	Caps
Home Improvement	15.25%	Sec	100%	10 yrs		Max 20,000
Home Improvement	20.00%	Unsec	100%	10 yrs		Max 20,000
Auto - New	6.25%	Sec	100% of INV OR NADA RETAIL	6 yrs		2024-2022
Auto - Used	8.25%	Sec	100% of INV OR NADA RETAIL	5 yrs		2021-2017
Auto - Used	9.00%	Sec	100% of INV OR NADA RETAIL	4 yrs		2016 - Older
RV - New	7.00%	Sec	100% of INV OR NADA RETAIL	6 yrs		2024-2022
RV - Used	8.00%	Sec	100% of INV OR NADA RETAIL	5 yrs		2021-2017
RV - Used	9.00%	Sec	100% of INV OR NADA RETAIL	4 yrs		2016 - Older
Other	9.50%	Sec	100%	7-9 yrs		
Other	9.75%	Sec	100%	10-12 yrs		
Other	10.00%	Sec	100%	13-15 yrs		
Other	18.25%	Unsec		5 yrs		
Fixed Deposit	5.50%	Sec	90%	1-10 yrs		

Closing Costs (Estimated)

Loan Origination Fee	600
MTG Credit Report Fee	40.95 (Joint) & 20.60 (Ind.)
Points	N/A
Cert. Appraisal Fee	400
Flood Determination Fee	10
Escrow Deposit	
Attorneys Fees	
Abstract Fees	
Title Insurance	Optional
Recording Fees	
Mortgage Tax	
Survey	Optional
HELIC / HELC INC.	500 + Mtg Tax
Rate Change Only Modification Fee	200

* Of appraised value or sale price, whichever is less.

** Annual percentage rate same as interest rate.

***Rate/APR will be determined by credit score.

***VSI Insurance (55/80/95) applied will be based on credit score

Tier 1 (score 700 - above) see rates above

Tier 2 (score 650 - 699) add 1% to rates above

Tier 3 (score 649 - below) add 3% to rates above

(Joint applicants will be based on higher score.)