

A SMART SOLUTION TO A DREAM HOME

Spring homebuying season is here, and if you're in the market to make a purchase you'll be looking for the best deal on a house. You'll also want to be sure you're getting the most favorable home loan.

When choosing a mortgage lender, the most important thing to consider is the loan terms. The Teachers Smart Mortgage program provides several options designed to help you qualify for a mortgage in this high-demand, fast-paced housing market.

SMART 100



Finance up to
100%*



0%
Down Payment
Required



720
Minimum FICO
Credit Score

SMART Pro



\$550K
Maximum Loan
Amount



1%
Down Payment
Required



660
Minimum FICO
Credit Score

SMART Select



\$850K
Maximum Loan
Amount



3%
Down Payment
Required



720
Minimum FICO
Credit Score

Exclusive Offer for Educators

Members who are employed by an educational institution may receive an **additional 0.125% APR**** off any mortgage product within the Smart Mortgage program.

From expediting the process with our in-house underwriters to always servicing our own loans, the mortgage experts at Teachers guarantee a seamless and personal experience.

Learn about these mortgage options and more. To schedule a one-on-one appointment with a Teachers Mortgage Loan Officer, scan the QR code.



*According to FHFA 2022 conforming loan limits for mortgages that finance single-family one-unit properties.

**APR = Annual Percentage Rate. All rates are subject to change without notice. Membership at Teachers is required by opening a minimum \$1.00 Regular Savings account. Applicants must meet the loan program requirements, loan to value restrictions may apply. All loans are subject to credit and underwriting approval, certain fees and restrictions may apply. Loan amounts >\$850,000 require non-delegated underwriting and have a maximum of 20 acres. These loans above 80% LTV and therefore require private mortgage insurance (PMI) through MGIC to qualify for these products. Applicants who are employed (full, part-time, retired) in an educational system in any capacity will receive an 0.125% APR off each of the three aforementioned Smart Mortgage program products. Teachers Federal Credit Union does not offer residential mortgage loans in Puerto Rico. For an updated list of states where Teachers Federal Credit Union mortgages are offered please visit our website.

As an Equal Housing Lender, we do business in accordance with Federal Fair Lending Laws. Loans are subject to approval.



SMART ADVICE FROM THE CEO

With reported consumer spending on the rise, signs point to our members being ready to buy, invest, and indulge this summer season. At Teachers, we offer smart financial advice and a wide range of products, so whether you're looking to make a big purchase or travel in the coming months, we have the right solution for you. Our rates for vehicle loans, including cars, RVs, and boats are some of the lowest you'll find. To help fund your dream trip, plan a momentous event, or complete some home improvements, the flexibility of a Teachers personal loan could be just what you need.

With careful planning and low financing, our team is here to support all of your financial needs all year long. Visit teachersfcu.org to schedule an appointment with one of our Financial Services Experts.



President & CEO - Brad Calhoun

REFER-A-FRIEND TO TEACHERS!

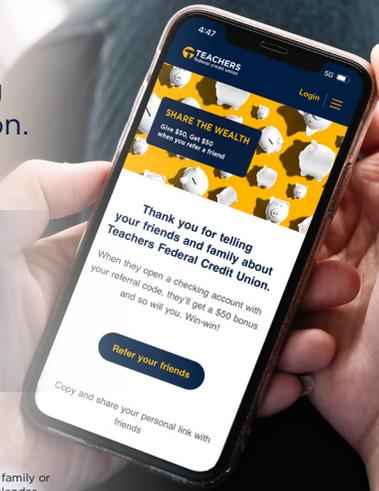
Share the wealth - Give \$50, Get \$50

Teachers is here to make financial dreams come true, and no one knows that better than our members. That's why we're rewarding you for sharing your Teachers story and referring friends and family to join our credit union. You can earn up to \$500 in referral bonuses per calendar year!

Here's How:

Share a referral link by logging into your Online or Mobile Banking. You can also send the referral link through email, text message, Facebook, or Facebook Messenger!

We're excited to welcome your friends and family to Teachers!



The "Refer-A-Friend" bonus offer is available to existing Teachers members. In order for both parties to receive the \$50 bonus, the following activities must occur: Existing members must refer family or friends to become a new Teachers member and open a new checking account. Referred candidate must open a Teachers checking account and perform 10 qualifying transactions* within 60 calendar days of establishing membership and maintaining their account in good standing. *Qualifying transactions include: debit card purchases, direct deposits, mobile deposits, in-branch deposits, ATM deposits and Teachers' Bill Pay transactions. Once all conditions are met by the referred new member, Teachers will deposit the \$50 bonus into both parties' primary Regular Savings accounts within 4 weeks, provided both the member and referred accounts are not closed or restricted at the time of payout. You can receive up to 10 referrals totaling \$500.00 per calendar year. Bonuses may be reportable to you and the IRS on Form 1099-INT (or Form 1042-S, if applicable). Business accounts are not eligible to receive the Refer-A-Friend bonus. Employees of Teachers Federal Credit Union and its affiliates are not eligible for the Refer-A-Friend program. See Terms and Conditions for more information.

QUESTIONS TO ASK A MORTGAGE LENDER

Preparation is everything. Asking these four questions will help ensure that you're gathering the right information to land your dream home.

How much house can I afford?

You'll need to assess your current financial situation, including your credit score and debt-to-income ratio to determine this amount.

How much will I have to put down?

Your down payment will vary depending on your qualifications and the type of mortgage you're applying for.

What are my financing options?

Based on your unique financial situation, your loan officer will determine which type of loan will work best for you.

What fees will I need to pay?

Obtaining a new mortgage or a home equity loan involves fees. Understanding these fees will help prepare you for your closing.

ALS RIDE FOR LIFE

Raising more than \$85,000 since 2011, Teachers is dedicated to supporting the ALS Association in its mission to raise funds to find a cure for Amyotrophic Lateral Sclerosis (ALS), support patients and their families, and raise public awareness.

This year, in honor of the 25th anniversary of ALS Ride for Life, Teachers will continue its tradition of support by sponsoring the historical ride and planting 6,000 pinwheels symbolizing the lives of those lost each year to ALS.



HEADING FOR THE OPEN ROAD OR OPEN SEA

Now is a great time to start planning.

With Teachers Boat and RV Loans, you'll find the financing option that works best for you so you can soak up the sun all summer long.

- Flexible Repayment
- Low Rates



Get started by scanning the QR code to schedule an appointment or visit a branch.



\$500 OFF CLOSING COSTS ON A TEACHERS MORTGAGE

Attend our First Time Homebuyers Virtual Workshop and receive \$500 off closing costs. We will also give you the tools you need to achieve your homebuying dreams! The next event is **Tuesday, May 24.**

Here is what you will learn:

- The importance of a pre-approval.
- How to plan your purchase.
- How your credit score affects your approval.
- Steps to take after you're approved.

Sign up for the workshop by scanning the QR code!

Loans are subject to approval.



WE'RE HIRING

JOIN THE TEACHERS TEAM!

As one of the nation's largest credit unions, and one of the largest employers on Long Island, Teachers prides ourselves on a culture that encourages mutual respect, communication, employee engagement and career growth.



Find out why Teachers is the best place to work. Scan the QR code to check out career opportunities.



FOLLOW US ON SOCIAL MEDIA!

Teachers is here to provide a smarter financial path for everyone, from all walks of life. Follow us on social media for up-to-date news, financial education, and more!



Holiday Closure: All Teachers locations will be closed on Monday, May 30 in observance of Memorial Day.

Branch Locations

Amityville - 355 Broadway (Rte. 110)
 Bay Shore - 3rd Ave. and Sunrise Hwy.
 Briarwood - 139-30 Queens Blvd.
 Brookhaven National Lab¹ - 400 Brookhaven Ave.
 Center Moriches - 248 Montauk Hwy.
 Central Islip - 118 Wheeler Rd.
 Commack - 10 Vanderbilt Pkwy.
 East Meadow - 2557 Hempstead Tpke.
 East Northport - 556 Larkfield Rd.
 Farmingville - 2410 N. Ocean Ave.
 Hauppauge - 102 Motor Pkwy.
 Holbrook - 5439 Sunrise Hwy.
 Huntington - 211 East Main St.
 Kings Park - 742 Route 25A
 Manorville - 460 County Road 111
 Merrick - 1638 Merrick Rd.
 Nesconset - 127 Smithtown Blvd.
 North Babylon - 1134 Deer Park Ave.

North Massapequa - 4250 Jerusalem Ave.
 Oakdale - 951 Montauk Hwy.
 Patchogue - 31 W. Main St., Suite 23
 Port Jefferson Station - 5145 Nesconset Hwy.
 Riverhead - 176 Old Country Rd. (Rte. 58)
 Riverside - 180 Riverside Blvd. at W 69th St.
 Rocky Point - 561 Route 25A
 Selden - 301 Independence Plaza (Rte. 25)
 Shirley - 437 William Floyd Pkwy.
 Smithtown - 1 W. Main St.
 South Setauket - 260-A Pond Path
 Stony Brook - 1113 North Country Rd
 Wading River - 6257 Route 25A
 Woodside - 50-24 Queens Blvd.

¹ Facility employees only

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TEACHERS HEADQUARTERS

Located at: 102 Motor Pkwy, Hauppauge, NY
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