

Updated 02/15/2024

## List of Services 2024

### Personal Services

- Automatic Transfers
- Direct Deposit
- Online Banking
- Online Bill Pay
- Visa Debit Card (chip enabled)
- Combined Statements
- E-Statements
- Sweep Accounts
- Safe Deposit Boxes
- Automated Clearing House (ACH)
- Stop Payments
- Export transactions to 3rd party financial software (i.e. Quicken, etc.)
- Check Reorder
- Cashiers' Checks
- Money Orders
- Coin Machine
- Account Research
- Notary Service
- Photocopies
- Telephone Banking (VRU)
- ATM Cards
- MoneyPass Surcharge Free ATM Network
- Foreign Currency Purchase/Sale
- Credit Card Cash Advances
- Club Account Accidental Insurance
- Canadian & International Check Collection
- Savings Bonds (Redeeming)
- Wire Transfers (Incoming & Outgoing / Domestic & Foreign)
- Check Images
- External Transfers
- Mobile Banking (includes Zelle®)
- Mobile Deposit
- Text & Email Alerts (Mobile/Online Banking)
- SecurLOCK EQUIP debit card controls
- iPhone App (works on all Apple iPhone & iPad devices)
- Android App (works on all Android devices)
- Deposit Essentials Online Account Opening (Checking and Savings)
- Secure Online Mortgage Application
- Electronic Mortgage Disclosures and Documents
- Online Loan Payments - deposit account with HCB
- Loan Pre-Qualification
- Phone transfer and loan payments
  
- Personal Deposit Products

- Traditional Checking
- Interest Checking
- Homeland Secure Account
- Homeland Gold Account
- Homeland Heroes Account
- Christmas Club
- Money Market Account
- Regular Savings
- Children's Savings (Custodial Account)
- Student Checking
- Trust Account
- Estate Account
- Certificates of Deposit

### **Individual Retirement Accounts**

- Individual Retirement Account
- Individual Retirement Account Rollover & Transfer

### **Business Deposit Products**

- Small Business Checking
- Business Interest Checking
- IOLTA Account (Lawyer Trust Account)
- Business Savings
- Business Money Market
- Certificates of Deposit

### **Business Services**

- Automatic Transfers
- Direct Deposit
- Online Banking
- Mobile Deposit
- Night Deposit Service
- Visa Debit Card (chip enabled)
- Merchant Services - Debit/Credit Card Transactions
- Combined Statements
- E-Statements
- Sweep Accounts
- Safe Deposit Boxes
- Automated Clearing House (ACH)
- Stop Payments
- Export transactions to 3rd party financial software (i.e. Quicken, etc.)
- Check Reorder
- Cashiers' Checks
- Money Orders
- Coin Machine
- Account Research
- Notary Service
- Photocopies

- Telephone Banking (VRU)
- Check Images
- Canadian and International Check Collections
- ACH Payments/Receipts/Collections/Payroll
- Wire transfers (Incoming & Outgoing / Domestic & Foreign)
- Mobile Deposit
- Mobile Banking
- iPhone App (works on all Apple iPhone & iPad devices)
- Android App (works on all Android devices)
- Loan Payments by Phone

#### **Other (non-service)**

- Facebook Page

#### **Insurance Products**

- Life
- Disability

#### **Loan Products**

- Personal Loans (Secured and Unsecured)
- Vehicle Loans
- CD/Savings Loans
- Investment Property Purchase & Refinance Loans
- Manufactured Housing
- Refinance – Cash-out / Bill Consolidation
- Refinance – Adjust Rate & Term
- Bridge Loans
- Jumbo Mortgages
- Conventional Loans
- USDA Rural Development Home Loans
- FHA Home Loans
- VA Home Loans
- THDA Great Choice Plus & Homeownership for Hero's Program
- Welcome Home Program - FHLB
- Inhouse Mortgage Loan - 62 Month Balloon
- Construction Loans

#### **Business Loan Products**

- Commercial Real Estate Loans
- Investment Property Loans (3-year or 5-year Balloon Mortgages)
- Commercial Construction Loans
- Business Loans
- Equipment Financing
- Commercial Lines of Credit
- Letters of Credit
- Farm/Agricultural Loans

# Homeland Community Bank

## Home Loan Options

### 95% Conventional

- 5% down payment required
- Gift funds allowed with Fannie Mae Loan
- Private Mortgage Insurance until LTV reaches 80%
- Minimum Credit Score 620
- Maximum Debt to Income ratio 45%
- Seller can pay up to 3% of buyer's closing costs or 3% of sales price can be rolled into loan to cover closing costs.

### USDA Rural Development

- 100% financing
- 1.00% funding fee - can be rolled into the note or can be paid up front
- Gift funds can be used for closing costs
- Seller can pay up to 6% of sales price in closing fees or 6% of sales price can be rolled into loan to cover closing costs providing appraisal will allow for increase.
- Minimum credit score 640
- Must have at least 2 trade lines with 12 months' history. Alternative credit such as utility bills, car insurance, rent, etc. may be used to fulfill the trade line requirement.
- Maximum debt to income ratio is 29/43% (29% is for house payment alone, and 43% is for total debt).
- Monthly mortgage insurance for the life of the loan, but the amount decreases annually.

### FHA

- 3½% down payment required
- Gift funds allowed
- Minimum Credit Score 580
- For loans with LTV of 90% or above, Mortgage Insurance Protection is required for the life of the loan. For loans with LTV below 90%, MIP will be required for 11 years.
- Up front MIP of 1.75% of base loan amount will be added to loan balance or can be paid up front.
- Maximum debt to income ratio 50%
- Seller can pay up to 6% of sales price for buyer's closing costs.

## **VA**

- 100% financing
- No Mortgage Insurance Protection
- Funding fee determined based on# of times the program has been utilized. Minimum funding fee is 2.3%
- A service-related disability will allow funding fee to be waived.
- Gift funds can be used for closing costs or seller can pay up to 4% of sales price toward buyer's closing costs.
- Minimum credit score 600.
- Maximum debt to income ratio 50%.

## **In House Mortgage Option- 62 Month Balloon:**

- Rate is fixed for 62 months.
- 80% financing.
- Minimal closing costs.
- No escrowed offered for 62-month balloon.
- Maximum debt to income ratio is 45% net.

## **3rd Party Services**

Homeland Community Bank's e-banking services include ATM and debit cards, direct deposit services and Internet banking.

### **Fee Schedule:**

The following fees may be assessed against your account and the following transaction limitations, if any, apply to your account.

Activity Printout of Account.....	\$1.00 per page
All Stop Payments (Check or ACH) .....	\$20.00
Balancing of Account Research and Reconciliation.....	\$20.00 per hour
Cashier's Checks/Money Orders .....	\$3.00
Dormant Fees - An account becomes dormant after 24 months of no activity. Any dormant checking or savings account under \$50.00.....	\$3.00 per quarter
Wire Transfers (per item)	
Incoming.....	No Charge
Outgoing.....	\$10.00
International Wire Transfers (per item) Incoming .....	See Representative
Outgoing .....	See Representative
Fax Machine .....	\$1.00 per page
Saving's Overdraft Protection.....	No Charge
Overdraft/NSF Returned Item Fee.....	\$25.00
Overdraft/NSF Paid Item Fee .....	\$25.00
Overdraft Fee Transaction Categories - The categories of transactions for which an overdraft fee may be imposed are those by any of the following means: check, in-person withdrawal, or other electronic means.	
Safe Deposit Boxes	
3x5 Box .....	\$15.00
3x10 Box .....	\$20.00
5x10 Box .....	\$25.00
10x10 Box .....	\$50.00

A late charge fee of \$5.00 will be assessed the 16th day after due date.

#### Loan Fees:

Personal Loan Fees (secured or unsecured) .....	4% or max of \$150.00
Real Estate Mortgage Origination Fees (62-Month Balloon) .....	\$250.00
Letter of Credit.....	Free
CD/Savings Loan Fee.....	Free
Fixed Rate Mortgage Loan Origination Fee.....	Varies
Late Fees.....	5%