



NEW! LIMITED TIME OFFER BEGINNING AUGUST 11, 2009

STIMULUS MORTGAGE PACKAGE FOR FIRST-TIME HOME BUYERS

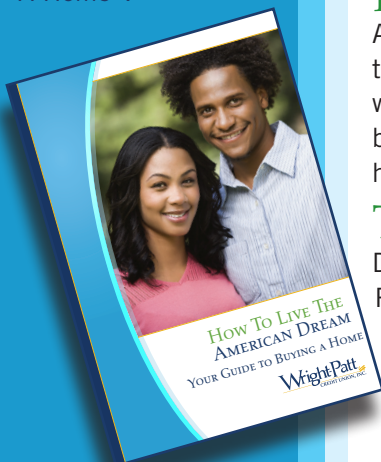
A program that benefits our communities.

Empowering
first-time home buyers
to purchase their
first home.

Helping home sellers
move on to purchase
their next home.

Investing in the health
and strength of
our communities
by making
homeownership
possible.

Request FREE copy of
"Your Guide to Buying
A Home".



AN IDEA WHOSE TIME HAS COME

Market conditions are right for first-time home buyers. Low interest rates, falling home prices and the First-Time Home Buyer Tax Credit have combined to create one incredibly opportune time to become a homeowner.

However, many would-be first-time home buyers don't have the down payment needed to qualify for a loan. The Stimulus Mortgage Package is designed to deliver the down payment they need by bringing the cash benefit of the First-time Home Buyer Tax Credit up front, along with an affordable mortgage.

WHAT IS THE STIMULUS MORTGAGE PACKAGE?

The Stimulus Mortgage Package consists of two parts:

- 1) A **low cost Advance of the First-Time Home Buyer Tax Credit**, up to \$8,000 to use as a down payment.
- 2) A **7-Year ARM** with a fixed interest rate for the first seven years and closing costs of only \$499 and title insurance..

BASIC QUALIFICATIONS:

Please contact a Mortgage Loan Originator for additional information beyond these basics:

- Maximum home price \$160,000 (*higher price requires more down payment from member*)
- Have not owned a principle residence within the past three years
- Two months' PITI reserve required
- Maximum LTV for First Mortgage is 95%
- Stimulus Second Mortgage is a Single Pay Note due upon receipt of First-Time Home Buyer's Tax Credit no later than 05/15/2010
- Maximum debt ratio 40%
- Minimum Credit Score 720 (*Larger down payment required for credit scores between 680 -719.*)
- Borrowers must contribute a down payment of the greater of \$1,000 or 1% of the purchase price from their own funds.
- Escrow required
- Wright-Patt Credit Union Checking and Automated Electronic Payment is required

RESPONSIBLE LENDING FOR OUR MEMBERS

As always, Wright-Patt Credit Union is committed to responsible lending for our members, and this program is no exception. While the program may not be right for every first-time home buyer, we believe it has the ability to make good things happen for our members and in our communities by making homeownership a reality for first-time home buyers and helping the sellers of those homes move onto their next home – creating additional lending opportunities.

TELL A FRIEND

Do you know a first-time home buyer? Be sure to let them know about the Stimulus Mortgage Package... it may help them become a home owner more quickly!

QUESTIONS - Please contact a Mortgage Loan Originator at (937) 912-7680 with questions regarding the Stimulus Mortgage Package.*

Wright-Patt
CREDIT UNION, INC.