

Jumbo Mortgage Rates Fully-Amortizing

Minimum Loan Amount \$500,000

► **As of 06/06/2019**

	Interest Rate	Annual Percentage Rate	Monthly Payment		
			\$1,000	\$1,000,000	
3/1 LIBOR ARM	2.500%	4.158%	\$ 3.95	\$ 3,951.21	Months 1-36
			\$ 5.05	\$ 5,045.98	Months 37-120
			\$ 5.05	\$ 5,045.98	Months 121-360
5/1 LIBOR ARM	2.500%	3.872%	\$ 3.95	\$ 3,951.21	Months 1-60
			\$ 4.96	\$ 4,958.21	Months 60-120
			\$ 4.96	\$ 4,958.21	Months 121-360
7/1 LIBOR ARM	2.750%	3.750%	\$ 4.08	\$ 4,082.41	Months 1-84
			\$ 4.92	\$ 4,915.89	Months 85-120
			\$ 4.92	\$ 4,915.89	Months 121-360
10/1 LIBOR ARM	3.000%	3.633%	\$ 4.22	\$ 4,216.04	Months 1-120
			\$ 4.86	\$ 4,860.83	Months 121-360
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Contact Information

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Disclosures

Annual Percentage Rate (APR) assumes a 30-year loan of \$1,000,000 based on a sales price of \$1,333,333 with a 25% down payment. The actual APR may be different, and may increase prior to or after consummation. All rates are based on 0 points and a 60-day lock period. Adequate property insurance is required. The payment examples do not include amounts for taxes and insurance premiums, if applicable; the actual payment obligation will be greater. Example based on a hypothetical scenario and is for comparison purposes only. This is not a commitment to enter into a loan.

Mortgages are provided by BNY Mellon, N.A. and are subject to credit approval. Some restrictions may apply. Interest rates are subject to change at any time and without notice. BNY Mellon does not provide tax or legal advice. Consult your tax advisor regarding the deductibility of mortgage interest and charges. Interest expense may not be deductible for all taxpayers.

All products are Fully Amortizing for the term of the loan.

Adjustment caps are 5.000% at the end of the initial fixed-rate period, a 2.000% annual adjustment cap thereafter and a Lifetime Cap of 5.000% above initial interest rate. Index is based on the One-Year LIBOR as published daily in the Wall Street Journal.

► As of 06/06/2019

	Interest Rate	Annual Percentage Rate	Monthly Payment		
			\$1,000	\$1,000,000	
1 Month LIBOR Interest-Only ARM ¹	3.625%	4.042%	\$ 3.02	\$ 3,020.83	Months 1
			\$ 3.02	\$ 3,020.83	Months 2-120
			\$ 6.39	\$ 6,394.17	Months 121-360
3/1 LIBOR Interest-Only ARM ²	2.625%	4.219%	\$ 2.19	\$ 2,187.50	Months 1-36
			\$ 3.85	\$ 3,854.17	Months 37-120
			\$ 6.39	\$ 6,394.17	Months 121-360
5/1 LIBOR Interest-Only ARM ²	2.625%	3.986%	\$ 2.19	\$ 2,187.50	Months 1-60
			\$ 3.85	\$ 3,854.17	Months 60-120
			\$ 6.39	\$ 6,394.17	Months 121-360
7/1 LIBOR Interest-Only ARM ²	2.875%	3.877%	\$ 2.40	\$ 2,395.83	Months 1-84
			\$ 3.85	\$ 3,854.17	Months 85-120
			\$ 6.39	\$ 6,394.17	Months 121-360
10/1 LIBOR Interest-Only ARM ²	3.125%	3.763%	\$ 2.60	\$ 2,604.17	Months 1-60
			\$ 2.60	\$ 2,604.17	Months 60-120
			\$ 6.39	\$ 6,394.17	Months 121-360

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All products are Interest-only in Years 1-10 and Fully Amortizing in Years 11-30.

¹Subject to the Lifetime Adjustment Cap of 10.750% and a minimum interest rate of 1.250%. Index is based on the One-Month LIBOR as published daily in the Wall Street Journal.

²Adjustment caps are 5.000% at the end of the initial fixed-rate period, a 2.000% annual adjustment cap thereafter and a Lifetime Cap of 5.000% above initial interest rate. Index is based on the One-Year LIBOR as published daily in the Wall Street Journal.

Key Facts about Interest-Only Payments on Mortgage Loans

BNY Mellon's Interest-Only mortgage allows clients to pay only the interest on the money borrowed for the first 10 years of the mortgage. If only the interest is paid during this period, clients should be aware of the following:

- When the interest-only period ends, the client will still owe the original amount borrowed which must now be amortized over the remaining term of the loan.
- The monthly payment will increase after the interest-only period even if interest rates remain the same, as the payments would now include principal repayments as well as interest.
- If the property does not increase in value during the interest-only period, clients will not have built equity which could mean:
 - It may be harder to refinance the mortgage.
 - The proceeds from the sale of the property might be less than the principal owed to the lender.
- When deciding whether an adjustable-rate mortgage is right for a client's situation, the client should consider the potential risk of rising rates and payments and such factors as how long he/she plans to own the home.

► **As of 06/06/2019**

	Interest Rate	Annual Percentage Rate	Monthly Payment		
			\$1,000	\$1,000,000	
15-Year Fixed Interest-Only (Years 1-5)	3.000%	3.000%	\$ 2.50	\$ 2,500.00	Months 1-60
			\$ 9.66	\$ 9,656.07	Months 61-180
30-Year Fixed Interest-Only (Years 1-10)	3.500%	3.500%	\$ 2.92	\$ 2,916.67	Months 1-120
			\$ 5.80	\$ 5,799.60	Months 121-360
15-Year Fixed Fully-Amortizing (Years 1-15)	2.750%	2.750%	\$ 6.79	\$ 6,786.22	Months 1-180
			-	-	
30-Year Fixed Fully-Amortizing (Years 1-30)	3.375%	3.375%	\$ 4.42	\$ 4,420.96	Months 1-360
			-	-	

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Annual Percentage Rate assumes a loan of \$1,000,000.00 based on a sales price of \$1,333,333.00 (25% down payment) on 15 and 30-year loans as noted above. The actual APR may be different, and may increase prior to or after consummation. All rates are based on 0 points and a 60-day lock period. Adequate property insurance is required. The payment examples do not include amounts for taxes and insurance premiums, if applicable; the actual payment obligation will be greater. Example based on a hypothetical scenario and is for comparison purposes only. The payment example includes a 10-year interest-only period. This is not a commitment to enter into a loan. Mortgages are provided by BNY Mellon, N.A. and are subject to credit approval. Some restrictions may apply. Interest rates are subject to change at any time and without notice. BNY Mellon does not provide tax or legal advice. Consult your tax advisor regarding the deductibility of mortgage interest and charges. Interest expense may not be deductible for all taxpayers.

Key Facts about Interest-Only Payments on Mortgage Loans

BNY Mellon's Interest-Only mortgage allows clients to pay only the interest on the money borrowed for the first 5 or 10 years of the mortgage. If only the interest is paid during this period, clients should be aware of the following:

- When the interest-only period ends, the client will still owe the original amount borrowed which must now be amortized over the remaining term of the loan.
- The monthly payment will increase after the interest-only period even if interest rates remain the same, as the payments would now include principal repayments as well as interest.
- If the property does not increase in value during the interest-only period, clients will not have built equity which could mean:
 - It may be harder to refinance the mortgage.
 - The proceeds from the sale of the property might be less than the principal owed to the lender.
- When deciding whether an adjustable-rate mortgage is right for a client's situation, the client should consider the potential risk of rising rates and payments and such factors as how long he/she plans to own the home.