



Aim High. Bank Strong.

Mortgage & Home Loan Services

▪ More Loan Choices

With fixed rate loans, adjustable rate mortgages, and special programs relevant to area borrowers, we offer a wider array of financing options than just about any other lender. The result is a loan that's the closest possible match to your needs with payments that will fit your budget!

▪ Local Expertise

We're based right here in the community. We know the local Realtors, we know the local market, and we'll handle your application from day one through closing right here in town.

▪ Online & In Person Application Options

Apply In person, online or by phone! What could be easier?

▪ Local Loan Servicing

We service the majority of the loans that we make.

▪ Most Of All, Our People!

Time and again, in surveys and in person, borrowers tell us our lending team is tops. Give us a try. We know you'll agree!



www.cbibt1.mortgagewebcenter.com



NMLS #705095



Popular Types of Mortgage Loans

CONVENTIONAL FIXED RATE MORTGAGES

The interest rate is fixed for the life of the loan, so your principal and interest payment does not change. Short, intermediate and long term repayment plans are available. Loans are underwritten according to national guidelines set by Freddie Mac, Fannie Mae and the Federal Home Loan Bank.

SECONDARY MARKET ARMS

Adjustable Rate Mortgage (ARM) loans have the same standards as fixed rate loans, but generally with better rates. However, the rate is variable over time and may increase after an initial period, which is typically 3 to 10 years. To protect borrowers, rate adjustments are tied to changes in an independent, nationally-recognized index. Loans are sold into the secondary market (for example, to Freddie Mac or a similar agency), while servicing (the handling of monthly payments, escrow accounts, and the like) is retained and handled locally here at the bank.

IN-HOUSE ARMS

Adjustable rate mortgages that are held by the bank instead of sold into the secondary market. They usually offer more flexible terms with competitive interest rates. Typically used for "outside the box" loans that cannot be financed according to national guidelines for certain reasons (a new construction condominium, for example).

IOWA FINANCE AUTHORITY (IFA) MORTGAGES

Loans for home buyers in the state of Iowa with a low down payment requirement and fixed interest rate. Income limits and maximum loan amounts apply. Interest rates are competitive, and a \$2,500 grant for down payment and closing cost assistance is available.

FHA MORTGAGES

Fixed rate loans designed for low-to-moderate income borrowers and guaranteed by the Federal Housing Administration. A minimal down payment is required, and lower credit scores are allowed in comparison with many conventional loans.

CONSTRUCTION LOANS

We're experts in the construction loan process, from blueprints and protecting your interest rate during construction, to managing draws and closing on a permanent "end loan." We have seen it all and we are here to help you through the process.

USDA RURAL DEVELOPMENT LOAN PROGRAM

Fixed rate financing for borrowers in rural areas, with very attractive down payment requirements. Income limits may apply.

VA MORTGAGES

Loans for qualifying military veterans featuring fixed rates and extremely attractive down payment and repayment provisions.

Get Started Now!



LEARN MORE

Contact or visit any of our locations. We'll be happy to put you in touch with one of our mortgage lending experts.

cbibt.com/locations

APPLY IN PERSON

Ready to get started? So are our lenders! Send an e-mail their way to set up an appointment.

cbibt.com/lenders

APPLY ONLINE

Apply online or get your application started online and finish things in person with one of our lenders, through our Online Mortgage Center.

cbibt1.mortgagewebcenter.com

BY PHONE

Call your experienced CBI Bank & Trust mortgage lender they can talk you through the process to make sure you get the right loan for you!





APP CHECKLIST

Documents needed to support Information provided in the application form:

- Paycheck stubs for the last 30+ days (If paid bi weekly, please bring 3 pay stubs; 5 if paid every week)
- W-2s and/or 1099s for the last two years
- Full copies (all pages) of your last two months' bank statements for all checking and savings accounts.
- Copies of the most recent statements for investment and retirement accounts, 401 (k) plans, mutual funds, IRAs, etc,
- Return signed and dated initial loan disclosures within ten days
- If self-employed: Two years of personal and business Federal tax returns including all pages and all schedules. Also please provide a current year-to-date profit & loss statement and up-to-date balance sheet
- If you've ever declared bankruptcy: Copies of all bankruptcy discharge papers and list of creditors
- If you are divorced or pay any child support or alimony: Copy of divorce decree, separation agreement, and/or child support stipulation agreement verifying the amount you pay every month
- If you've already made an offer for a home: Copy of signed real estate contract
- If you have a home currently listed for sale: Copy of listing agreement
- If you're recently sold a home: Copy of Settlement Statement/Closing. Disclosure signed by all parties
- For purchase transactions: Please have homeowners insurance in place at least 10 days prior to closing



If you're refinancing, you'll need:

- Copy of Title Insurance policy
- Copy of original survey
- Copy of mortgage/deed of trust
- Copy of Settlement Statement/Closing Disclosure from purchase or most recent refinance
- Contact Information for your insurance agent