



MCU was proud to participate in The Sutton Fourth parade, held earlier this summer. This year's theme was old-time Americana, focusing on community spirit, and an enchanting small-town country feel, both of which the town is known for.

MCU's float not only had an Americana theme, it also highlighted MCU's 90-year anniversary and featured a replica of our Main Office's clock tower.



In this issue

Page One

- In the Community
- Utilizing Your Home's Equity

Page Two

- Holiday Closings
- Security Corner
- Estate Planning Seminar

Utilizing Your Home's Equity

Like a lot of people, you may have either purchased or refinanced your home during the past few years and obtained a historically low interest rate. You may be wondering what your options are for taking equity out of your home without losing that low rate. In the past, most borrowers would obtain a cash-out refinance, but that would mean getting a new rate for the new loan and giving up that historically low rate. So, what are your options?



Home Equity Line of Credit

A Home Equity Line of Credit, commonly referred to as a "HELOC" is a very good option for borrowing against your home. A HELOC can be used for any purpose such as home renovations and debt consolidation. HELOC products vary from lender to lender so it's important to be sure to understand the loan terms. Upon inquiry or application for a HELOC, you'll be provided with an "Early Program Disclosure" which describes the specific terms and any fees associated with the HELOC program you are interested in; you'll also be provided with a CFPB booklet entitled "What you Should Know About Home Equity Lines of Credit (HELOC) Borrowing From The Value of Your Home." Both of these documents will allow you to become familiar with how a HELOC is structured.

Getting Qualified

Most HELOCs have a variable rate, although there may be an introductory rate for a period of time. Since a HELOC is a mortgage, the lender will require that you submit an application with supporting documentation to verify your income; they will order a credit report to check your credit worthiness, and they will determine the estimated value of your home. Once it has been determined that your income and collateral meet the lender's guidelines, you may also be subject to a title search of the property. The title search will check to ensure that the lender will have a valid lien position on your property. At the loan closing, there will be various documents signed by all applicants and owners of the property.

Although this may seem like a complicated process, your lender will guide and answer any questions or concerns you have. Please contact a member of our MCU team for information on MCU's HELOC program; we look forward to speaking with you!

STAY CONNECTED On Social Media

- MillburyFederalCreditUnion
- @millburycu
- @millbury.federal.credit.union
- MillburyFederalCreditUnion