

Owner Occupied Adjustable Rates

Index for ARMs is the National Average Contract Rate.

At April 24, 2008 the index was 6.03%

Loans with down payment less than 20% are subject to Private Mortgage Insurance; Borrower pays premiums

The APRs quoted assume that the property is in Franklin County. Location, term, and loan type may slightly affect the APR. Please ask for a specific APR for a particular loan.

Sample payment for Adjustable Rate Loans reflect relevant payment streams based on the current index.

Sample payment is based on a loan amount of \$100,000, unless otherwise indicated.

For a more relevant example to your situation multiply your loan amount by its percentage of \$100,000.

For example, if you would like a \$60,000 loan and the sample payment is \$615.72, multiply \$615.72 by 60%

Margins are 0% unless otherwise noted

There are no Prepayment Penalties

All quotes are for Purchases Only/APR Based on \$100,000 and 30-Year Term unless otherwise noted

Three-Year Adjustable Rate (Owner-Occupied/30-Year Maximum)*

5.000% Interest Rate

5.78% A.P.R.

20% Minimum Down Payment

Sample Payment

Closing Costs: \$462 In Franklin County;
\$537 out of county

| | |
|---------------------------|----------|
| Stream 1: 36 payments at | \$536.82 |
| Stream 2: 12 payments at | \$594.93 |
| Stream 2: 312 payments at | \$596.67 |

Escrow Account Optional

1% per year Rate Change Limit

Financing Available Up to 95% LTV. Call for more information.

5% lifetime Rate Ceiling

**Terms available up to 40 years for LTVs of 90% and less*

1/2% Lifetime Rate Floor

Five-Year Adjustable Rate (Owner-Occupied/30-Year Maximum Term)*

5.625% Interest Rate

5.88% A.P.R.

20% Minimum Down Payment

Sample Payment

Closing Costs: \$462 In Franklin County;
\$537 out of county

| | |
|---------------------------|----------|
| Stream 1: 60 payments at | \$575.66 |
| Stream 2: 300 payments at | \$598.40 |

Escrow Account Optional

1% per year Rate Change Limit

Financing Available Up to 95% LTV. Call for more information.

5% lifetime Rate Ceiling

**Terms available up to 40 years for LTVs of 90% and less*

1/2% Lifetime Rate Floor

Seven-Year Adjustable Rate (Owner-Occupied/30-Year Maximum Term)*

5.875% Interest Rate

5.96% A.P.R.

20% Minimum Down Payment

Sample Payment

Closing Costs: \$462 In Franklin County;
\$537 out of county

| | |
|---------------------------|----------|
| Stream 1: 84 payments at | \$591.54 |
| Stream 2: 276 payments at | \$599.81 |

Escrow Account Optional

1% per year Rate Change Limit

Financing Available Up to 95% LTV. Call for more information.

5% lifetime Rate Ceiling

**Terms available up to 40 years for LTVs of 90% and less*

1/2% Lifetime Rate Floor

Home Equity Line of Credit

5.25% Interest Rate

7.25% Interest Rate

5.25% A.P.R.

7.25% A.P.R.

*Call for closing cost information;
Existing First Federal borrowers
usually pay no fees.*

Loan to Value Ratios up to 80%

Loan to Value Ratios up to 90%

Rate adjusts to the prime rate

Rate adjusts to the prime rate + 2%

Monthly pmt is 2% of principal balance

Monthly pmt is 2% of principal balance

10-year Term

10-year Term

Fixed Rate Second Mortgage

6.25% Interest Rate

8.25% Interest Rate

6.25% A.P.R.

8.25% A.P.R.

Call for closing cost information;

Loan to Value Ratios up to 80%

Loan to Value Ratios up to 90%

Terms up to 10 years

Terms up to 10 years

Payment of \$112.28 for 120 months
based on \$10,000 loan amount

Payment of \$122.65 for 120 months
based on \$10,000 loan amount



Loans available for refinances and home equity lines of credit

All Annual Percentage Rates, Interest Rates, and Terms Subject to Change

First Federal is an Equal Housing Lender

First Federal Savings Bank

P.O. Box 535/216 West Main Street/Frankfort, KY 40602

This sheet is effective as of 5/8/2008

223-1638

1-888-818-3372

Owner Occupied Fixed Rates

Loans with down payment less than 20% are subject to Private Mortgage Insurance; Borrower pays premiums

The APRs quoted assume that the property is in Franklin County. Location, term, and loan type may slightly affect the APR. Please ask for a specific APR for a particular loan.

The following loans are quoted for an 80% Loan-to-value ratio

Sample payment is based on a loan amount of \$100,000, unless otherwise indicated.

For a more relevant example to your situation multiply your loan amount by its percentage of \$100,000.

For example, if you would like a \$60,000 loan and the sample payment is \$615.72, multiply \$615.72 by 60%

All APRs and payment samples assume the maximum term of the loan.

There are no Prepayment Penalties

All quotes are for Purchases Only/APR Based on \$100,000

30-Year Term

5.875% Interest Rate

5.97% APR

Payment of \$591.54 for 360 months

Total Closing Costs \$1,808, including

\$1,012 in prepaid finance charges

Financing Available up to 95% LTV

Escrow Account Optional

6.125% Interest Rate

6.125% APR

Payment of \$607.61 for 360 months

Total Closing Costs \$808, including

\$12 in prepaid finance charges

Financing Available up to 95% LTV

Escrow Account Optional

15-Year Term

5.50% Interest Rate

5.66% APR

Payment of \$817.08 for 180 months

Total Closing Costs \$1,808, including

\$1,012 in prepaid finance charges

Financing Available up to 95% LTV

Escrow Account Optional

5.75% Interest Rate

5.75% APR

Payment of \$830.41 for 180 months

Total Closing Costs \$808, including

\$12 in prepaid finance charges

Financing Available up to 95% LTV

Escrow Account Optional

Non-Conforming Fixed Rate Loans

10-Year Fixed Rate

5.50% Interest Rate

5.61% A.P.R.

20% Minimum Down Payment

Sample Payment: 120 payments at \$1,085.26

Closing Costs: 1/2% of loan amount, plus costs

Escrow Account Optional

Financing Available Up to 95% LTV. Call for more information.

20-Year Fixed Rate (Owner-Occupied)

6.50% Interest Rate

6.56% A.P.R.

20% Minimum Down Payment

Sample Payment: 240 payments at \$745.57

Closing Costs: 1/2% of loan amount, plus costs

Escrow Account Optional

Financing Available Up to 95% LTV. Call for more information.

Fixed Rate loans may be locked in for the application period plus two weeks for a fee of 0.25% of the loan amount.

This fee is not included in the above APR calculation. Please ask our loan staff for more information.



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Non-Owner Occupied Adjustable Rates

1-4 Family Residential

Index for ARMs is the National Average Contract Rate.

At April 24, 2008 the index was 6.03%

Loans require a 20% down payment

The APRs quoted assume that the property is in Franklin County. Location, term, and loan type may slightly affect the APR. Please ask for a specific APR for a particular loan.

Sample payment for Adjustable Rate Loans reflect relevant payment streams based on the current index.

Sample payment is based on a loan amount of \$100,000, unless otherwise indicated.

For a more relevant example to your situation multiply your loan amount by its percentage of \$100,000.

For example, if you would like a \$60,000 loan and the sample payment is \$615.72, multiply \$615.72 by 60%

All APRs and payment samples assume the maximum term of the loan.

Margins are 1% unless otherwise noted

There are no Prepayment Penalties

All quotes are for Purchases Only/APR Based on \$100,000 and 25-Year Term unless otherwise noted

Three-Year Adjustable Rate

5.875% Interest Rate

6.69% A.P.R.

20% Minimum Down Payment

Sample Payment

Closing Costs: \$462-\$487 In Franklin Co.

Stream 1: 36 payments at \$636.68

\$537-\$562 out of county

Stream 2: 12 payments at \$693.25

Escrow Account Optional

Stream 2: 252 payments at \$701.94

1% per year Rate Change Limit

5% lifetime Rate Ceiling

1/2% Lifetime Rate Floor

Five-Year Adjustable Rate

6.50% Interest Rate

6.80% A.P.R.

20% Minimum Down Payment

Sample Payment

Closing Costs: \$462-\$487 In Franklin Co.

Stream 1: 60 payments at \$675.21

\$537-\$562 out of county

Stream 2: 240 payments at \$703.76

Escrow Account Optional

1% per year Rate Change Limit

5% lifetime Rate Ceiling

1/2% Lifetime Rate Floor

Seven-Year Adjustable Rate

6.875% Interest Rate

6.95% A.P.R.

20% Minimum Down Payment

Sample Payment

Closing Costs: \$462-\$487 In Franklin Co.

Stream 1: 84 payments at \$698.83

\$537-\$562 out of county

Stream 2: 216 payments at \$706.64

Escrow Account Optional

1% per year Rate Change Limit

5% lifetime Rate Ceiling

1/2% Lifetime Rate Floor



F First Federal Savings Bank of Frankfort

All Annual Percentage Rates, Interest Rates, and Terms Subject to Change

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First Federal Savings Bank

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Construction Loans

At April 24, 2008 the index was 6.03%

First Federal makes loans for the construction of owner-occupied single-family homes.

5.50% Interest Rate

7.61% A.P.R.

Term: 9 months

Interest Due Monthly

Origination Fee: 3/4 of one percent of the loan amount, minimum of \$750, maximum of \$1,500

Closing Costs: \$462 in Franklin Co.

Maximum Loan to value Ratio of 80% of project as completed

Funds to be disbursed as construction is completed.

Land Loans

Building Lots

Five acres or less in a platted subdivision or section of a farm with road frontage and utilities access.

The property must be suitable for building a single-family home, based on the Bank's determination.

Limited to one per borrower

Sample payment based on \$50,000 loan amount

7.25% Interest Rate (Fixed)

7.25% APR

Payment of \$361.40 for 300 months

Total Closing Costs \$462 in Franklin County

Maximum Loan-to-Value ratio of 80%

Adjustable rates available, see
non-owner occupied 1-4 family rates

Land

Of any size, must have road frontage and be suitable for residential or farm usage

Limited to one per borrower

Value of farm improvements may be discounted at the Bank's discretion

Sample payment based on \$50,000 loan amount

7.25% Interest Rate (Fixed)

7.25% APR

Payment of \$361.40 for 300 months

Total Closing Costs \$462 in Franklin County

Maximum Loan-to-Value ratio of 65%

Adjustable rates available, see
non-owner occupied 1-4 family rates



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Stan Betsworth



Stacey Greenawalt



Wick Asbury