



Your guide to home financing

BANK OF AMERICA 

Welcome to Bank of America Home Loans

Our experienced lending specialists can help you find the home loan that's right for your needs.

Our commitment to you

Whether you're buying a home, refinancing your current loan or thinking about using your home's equity, Bank of America Home Loans can help.

Tailored guidance

Your local lending specialist will review your unique situation, provide information so you can decide how much you can comfortably afford for a home, and guide you from application to closing.

Competitive rates

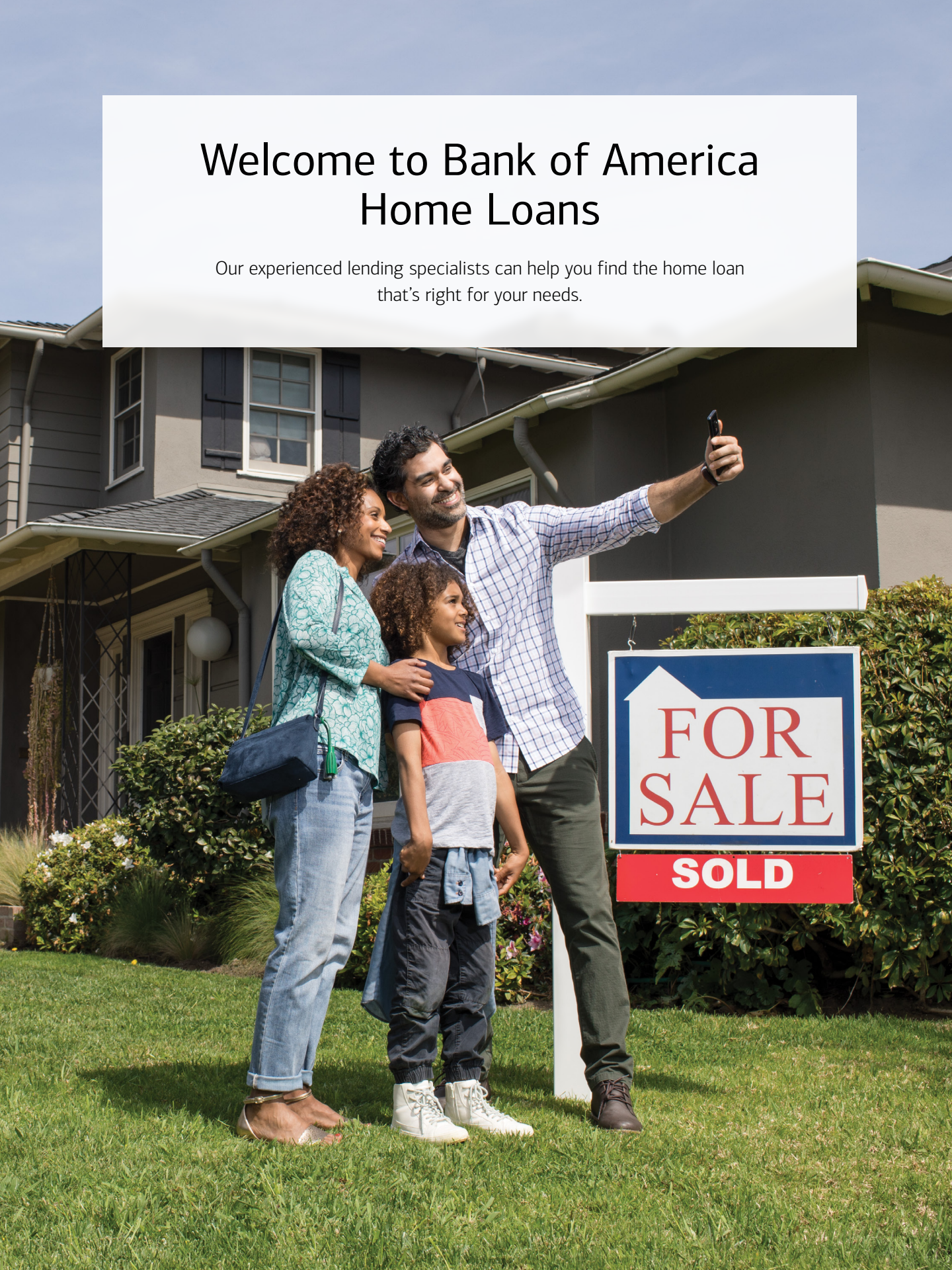
We offer competitive rates across our range of home loan options. Our lending specialists can provide you with your own personalized rate quote.

Online tools and resources

Your lending specialist's website offers calculators, articles and other resources that can help clarify the home-buying process from beginning to end.

Clear communication

When you work with a lending specialist, they'll keep you informed so you'll know where you stand every step of the way. They're available online, in call centers, through secure two-way video connections in certain areas, or in person at a financial center.





Explore your home loan options

If you're a qualified Bank of America client, you may be eligible to receive a Bank of America Preferred Rewards \$200 to \$600 reduction in your home purchase or refinance loan origination fee based on your eligible balances at time of application.¹ Ask your lending specialist about what offers may be available to you.²

Choose a loan that's right for you

There are many different types of mortgages, and the way the interest on a loan is calculated affects the amount and consistency of your monthly payment.

Fixed-rate mortgages

Your principal and interest payments won't change during the life of the loan.

Adjustable-rate mortgages (ARMs)³

Depending on the program, your interest rate and payment will be the same fixed rate and amount for the first 5, 7, or 10 years. Afterward, the rate and payment may go up or down based on your index for your loan. Any potential adjustments will be disclosed to you during the lending process.

Overview of loan programs:

Affordable Loan Solution[®] mortgage⁴	Our 3% down payment fixed-rate loan for modest-income buyers who have limited savings for a down payment. Reduced cost mortgage insurance is required.
Federal Housing Administration (FHA) loan⁵	Flexible qualifying guidelines with down payments as low as 3.5% of the purchase price. Gift funds can be used for down payments. Good option for buyers who have limited savings and/or do not meet conventional credit standards.
Department of Veterans Affairs (VA) loan⁶	Fixed-rate loan with as little as zero down payment for qualified veterans of the U.S. armed services and their spouses.
Conventional loan	Offers fixed-rate and adjustable-rate mortgage loans with 5% down payment options. Mortgage insurance may be required if down payment is less than 20%.
Jumbo loan⁷	Loans above conforming loan amounts, up to \$5 million on owner-occupied properties and up to \$3 million on second homes. For eligible clients who want to purchase a higher-cost primary residence or second home.
Doctor loan⁸	Features down payments as low as 5% on mortgages up to \$1 million and 10% down on mortgages up to \$1.5 million. Exclusively for doctors, dentists and other eligible medical professionals.

A home equity line of credit — it's there for you when you need it

Talk with one of our lending specialists to learn more
about your home equity line of credit options.



Long-term benefits that fit your needs

If you already own a home and have home equity available, a home equity line of credit can be a great financial resource. Because you'll have ongoing access to your funds during the borrowing period, you'll get to choose when and how much to borrow, up to your available credit limit. If you use funds now, you can pay down the loan and use it again later if needed. It's your choice.

Flexibility

Access money when you need it to finance major expenses that could have long-term benefits, such as college tuition, a home renovation or debt consolidation.⁹ Or use it for unexpected expenses like a leaky roof.

Convenience

You can access funds easily through Mobile or Online Banking, by phone, or by visiting a financial center.

Competitive rates

Our competitive rates make this a good alternative to other borrowing options. Plus, you may qualify for client interest rate discounts.¹⁰



Resources that can help you
throughout the process

Get started with helpful information and support

Even if you've bought a home before, you may have questions about how home financing works today. That's why we offer a number of ways you can get the most up-to-date information about home buying and other financial matters.

Bank of America Digital Mortgage Experience®

Our streamlined application makes it easy to apply for a purchase or refinance a loan from a computer or mobile device. You can choose loan options, lock your rate, upload documents electronically and more.

Website tools and resources

Go to bankofamerica.com/mortgage for glossaries, calculators and articles on topics like renting vs. owning, budgeting for a home, and more.

Better Money Habits®

Developed in partnership with Khan Academy, BetterMoneyHabits.com offers easy-to-understand videos about budgeting, saving and home buying.

Connect to Own®

We work with hundreds of homebuyer education providers across the country who partner with Bank of America to help prepare you for homeownership and guide you through the mortgage process.

Bank of America Real Estate Center®

Visit bankofamerica.com/RealEstateCenter to research properties and home values from almost anywhere.

The Bank of America Down Payment Center

Go to bankofamerica.com/DownPaymentCenter for easy access to down payment and cost savings programs that can help lower the costs associated with buying a home.¹¹

Plan for the things that matter most

It's never too early to start saving for your next goal. The Goals tool within our Mobile Banking App¹² can help you start saving with just a tap of a finger.

- Set multiple goals
- Personalize goals with pictures
- Receive updates on your progress

Manage your accounts and more

Wherever life takes you, Bank of America offers valuable tools and information that can help you keep on top of your finances now and prepare for what may come next.

Get secure access to your accounts with Online and Mobile Banking¹²

- Check your mortgage balance, pay bills or search your statements and payment history.
- Take advantage of mortgage payment options, including automated payments or same-day payments.
- Set up email, text¹³ and Mobile Banking app alerts¹⁴ to help stay on top of important account activity.
- Help reduce the risk of identity theft and fraud by going paperless with your mortgage statement.

Take advantage of other banking services

- Open a Bank of America Advantage Savings account that earns interest, provides easy access to your money, and much more.
- Choose cash back deals from stores and restaurants with BankAmeriDeals^{®15} when you have an eligible debit or credit card.
- Relax knowing you're covered by our \$0 Liability Guarantee.¹⁶ Our \$0 Liability Guarantee means that you're not liable for unauthorized transactions made using your consumer debit card, as long as you report them promptly.

Help every step of the way

When you choose Bank of America for your home financing needs, you can depend on an experienced lending specialist to help you find the loan that's right for your unique situation. You'll also get clear communication so you know where you stand from application to closing.

Let's get started today.

Contact your lending specialist to schedule a one-on-one conversation and to get your personalized rate quote.

If you do not have a lending specialist, visit [bankofamerica.com/mlocator](https://www.bankofamerica.com/mlocator) to find one near you.



**Bank of America's
Digital Mortgage Experience[®]**

Get started on my website. Lock in your rate. Get help when you need it.

¹ The origination fee reduction and/or interest rate reductions are offered to clients who are enrolled or are eligible to enroll in Preferred Rewards, based on their rewards tier at the submittal of a mortgage loan application to Bank of America, N.A. for a new purchase or refinance loan (for co-borrowers, at least one applicant must be enrolled or eligible to enroll). The rewards tier is not subject to adjustment after the application is submitted. The origination fee reduction (\$200 for Gold tier, \$400 for Platinum tier and \$600 for Platinum Honors tier) will not exceed the amount of the Lender Origination Fee. In order to receive the full Diamond and Diamond Honors interest rate reduction (0.25% for Diamond tier and 0.375% for Diamond Honors tier) the client must be approved for an eligible loan and enroll in PayPlan, our automatic payment service, designating an eligible Bank of America checking or savings account. To allow us to apply and disclose the interest rate reduction and close the loan timely, we encourage Diamond and Diamond Honors tier clients to enroll in PayPlan as soon as possible and prior to the expected loan closing date. PayPlan is not available on VA and FHA products and Diamond and Diamond Honors tier clients closing loans without PayPlan enrollment receive a 0.125% interest rate reduction benefit. For adjustable rate mortgages (except PrimeFirst®), the discounts are applied to the interest rate only during the initial fixed-rate period. For PrimeFirst® adjustable rate mortgages, the discount is applied to the margin and cannot reduce the margin below 0%. Some Preferred Rewards benefits cannot be combined with other offers. All mortgage interest rate reduction offers may be subject to a maximum interest rate reduction limit. For further details, refer to the Preferred Rewards section of the Personal Schedule of Fees. Preferred Rewards benefits are non-transferable and are not available with Custom Residential Real Estate financing.

² **Preferred Rewards Program Eligibility:** You can enroll, and maintain your membership, in the Bank of America Preferred Rewards program if you have an active, eligible personal checking account with Bank of America® and maintain the balance required for one of the balance tiers. The balance tiers are \$20,000 for the Gold tier, \$50,000 for the Platinum tier, \$100,000 for the Platinum Honors tier, \$1,000,000 for the Diamond tier and \$10,000,000 for the Diamond Honors tier. Balances include your combined, qualifying Bank of America deposit accounts (such as checking, savings, certificate of deposit) and/or your Merrill investment accounts (such as Cash Management Accounts, 529 Plans). You can satisfy the combined balance requirement for enrollment with either:

- a three-month combined average daily balance in your qualifying deposit and investment accounts, or
- a current combined balance, provided that you enroll at the time you open your first eligible personal checking account and satisfy the balance requirement at the end of at least one day within 30 days of opening that account.

After enrollment you must maintain the three-month combined average daily balance to stay in the program.

Refer to your Personal Schedule of Fees for details on accounts that qualify towards the combined balance calculation and receive program benefits, available at bankofamerica.com/fees. Eligibility to enroll is generally available three or more business days after the end of the calendar month in which you satisfy the requirements. Benefits become effective within 30 days of your enrollment, or for new accounts within 30 days of account opening, unless we indicate otherwise. Bank of America Private Bank clients qualify to enroll in the Diamond Tier regardless of balance, and may qualify for the Diamond Honors tier based on their qualifying Bank of America Merrill and Private Bank balances. Certain benefits are also available without enrolling in Preferred Rewards if you satisfy balance and other requirements. For details on Bank of America employee qualification requirements, please call Employee Financial Services or refer to the Bank of America intranet site. Employees of companies participating in the Bank of America Employee Banking and Investing Program may be eligible to participate on customized terms. Refer to promo.bankofamerica.com/cebi-disclosures for details.

³ When deciding whether an adjustable-rate mortgage (ARM) is right for your situation, you should consider the potential risk of rising rates and payments and such factors as how long you plan to own your home. ARM rates subject to increase after the fixed-rate period.

⁴ Maximum income and loan amount limits apply. Fixed-rate mortgages (no cash out refinances), primary residences only. Certain property types are ineligible. Maximum loan-to-value ("LTV") is 97%, and maximum combined LTV is 105%. For LTV >95%, any secondary financing must be from an approved Community Second Program. Homebuyer education may be required. Other restrictions apply.

⁵ Monthly Mortgage Insurance Premiums (MIP) and Upfront Mortgage Insurance Premiums (UFMIP) apply. Maximum loan amounts vary by county.

⁶ VA funding fee applies except as may be exempted by VA guidelines. The fee is higher with a zero down payment, and maximum loan limits vary by county. If a down payment of 5% or more is made, the fee is reduced. The VA funding fee is non-refundable. Ask for details about eligibility, documentation and other requirements.

⁷ Minimum down payment requirements vary by property type and location. Loan amount, interest-only payment option, loan-to-value percentage, property and/or occupancy type may require a higher level of reserves and/or post-closing liquidity. Two separate full appraisals may be required. Excellent credit required, including proof of recent consistent housing payment history. Not available on all loan programs. Other restrictions apply, ask for details.

⁸ An applicant must have, or open prior to closing, a checking or savings account with Bank of America. Applicants with an existing account with Merrill or Bank of America Private Bank prior to application also satisfy this requirement. Eligible medical professionals include: (1) medical doctors who are actively practicing, (MD, DDS, DMD, OD, DPM, DO), (2) medical fellows and residents who are currently employed, in residency/fellowship, or (3) for salaried employees only: medical students and medical doctors who are about to begin their new employment/ residency for fellowship within 90 days of closing. Those employed in research or as a professor are not eligible. For qualified borrowers with excellent credit. PITIA (Principal, Interest, Taxes, Insurance, Assessments) reserves of 4 – 12 months are required, depending on loan amount.

⁹ The relative benefits of a loan for debt consolidation depend on your individual circumstances. For example, you may realize interest payment savings by making monthly payments towards the new, lower interest rate loan in an amount equal to or greater than what was previously paid towards the higher rate debt(s) being consolidated.

¹⁰ The following discounts are available on a new home equity line of credit (HELOC): (1) an "auto pay" discount of 0.25% for setting up automatic payment (at or prior to HELOC account opening) and maintaining such automatic payments from an eligible Bank of America deposit account; (2) an "initial draw" discount of 0.10% for every \$10,000 initially withdrawn at account opening (up to 1.50% for initial draws of \$150,000 or more). This initial draw minimum balance must be maintained for at least the first 3 billing cycles (less any required principal payments); (3) a 0.125% to 0.375% discount for being enrolled or eligible to enroll in the Preferred Rewards program at the Gold to Platinum Honors tiers, based on combined qualifying balances at the time of HELOC application (higher discounts are available at the Diamond and Diamond Honors tiers); and (4) a 0.25% discount for HELOCs in first lien position at account opening.

¹¹ Down payment and/or closing cost assistance programs may not be available in your area. Down payment and/or closing cost assistance amount may be due upon sale, refinance, transfer, repayment of the loan, or if the senior mortgage is assumed during the term of the loan. Some programs require repayment with interest and borrowers should become fully informed prior to closing. Not all applicants will qualify. Minimum credit scores may apply. Sales price restrictions and income requirements may apply. Homebuyer education may be required. Owner-occupied properties only. Maximum loan amounts may apply.


¹² Mobile Banking requires that you download the Mobile Banking app and is only available for select mobile devices. Message and data rates may apply.

¹³ You may elect to receive alerts via text or email. Bank of America does not charge for this service but your mobile carrier's message and data rates may apply. Delivery of alerts may be affected or delayed by your mobile carrier's coverage.

¹⁴ Device must support ability to receive push notifications. Mobile app alerts are not available for all devices or in our web-based Mobile Banking. Message and data rates may apply.

¹⁵ You must be enrolled in Online Banking or Mobile Banking to participate in the BankAmeriDeals® program and have either an eligible Bank of America® debit or credit card or Merrill credit card. Earned cash back will be credited into an eligible consumer deposit or credit account within 30 days following redemption. Data connection required. Wireless carrier fees may apply.

¹⁶ Notify us within a reasonable time of the unauthorized use or the loss or theft of your card, card number, or PIN. Certain restrictions apply. Consult your account documents for details.

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