

BUILDER-TO-BUYER

Inventory Reduction Special



4.742% APR

3.99% interest for 24 months

4.875% interest for the remainder of the term

(Please see reverse side for complete terms and conditions.)

The Builder-to-Buyer program is specifically designed for buyers purchasing new homes that have been constructed with Needham Bank financing. Available to newly constructed houses financed by Needham Bank for the builder with a purchase and sale agreement with an end user executed between March 1, 2011 and May 31, 2011 with a closing before July 31, 2011. To find out what this special program can mean to you, please see the reserve side.

FEATURED PROPERTY:

1 Lakin Street, Needham, MA

NEEDHAM BANK ADVANTAGE

We will service your loan for its full term or until you sell your property. Let our many years of service and experience work for you. Our loan officers are always available to guide you through obtaining a loan, from completing the application to the closing itself. At our Bank, the goal is always to make the process simple, fast and convenient.

CONTACT OUR LOAN OFFICERS

Frank Driscoll: (781) 474-5458
fdriscoll@needhambank.com

Peter Collins: (781) 474-5444
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BUILDER-TO-BUYER PROGRAM DETAILS

30 Year Fixed Rate Mortgage Loan

- Available to newly constructed houses financed by Needham Bank for the builder with a purchase and sale agreement with an end user executed between March 1, 2010 and May 31, 2011 with a closing before July 31, 2011.
- Interest Rate of 3.99% for first 2 years, then Interest Rate of 4.875% for the remainder of the loan term (Annual Percentage Rate: 4.742%)*
- 20% Down Payment
- No Points
- No Application Fees
- No Processing Fees

On a \$900,000 loan the payment will be \$4,291.56 for the first 24 months and \$4,737.96 for the next 336 payments.

Payment shown does not include taxes or insurance. Your payment may be greater.

PREMIUM INTEREST CHECKING ACCOUNT

- FREE Nationwide ATMs**
- FREE Online Banking & Bill Pay
- FREE MasterMoney™ Debit Card

BY TAKING ADVANTAGE OF THIS PROGRAM, AS A PROSPECTIVE BUYER, YOU CAN EXPECT:

- Exceptional Personal Service
- Fast-track financing with most decisions made within 24 to 48 hours of your application
- The peace of mind knowing that Needham Bank will service your loan for its entire term or until you sell your property.

*Rates and terms effective as of 3/28/2011 and are subject to change. To qualify for Needham Bank's Builder to Buyer Program Rates borrower is required to open Needham Bank Premium Interest Checking Account with direct deposit and automatic mortgage payment; 20% down payment and have a minimum credit score of 740. Above rates will be increased .125% if Needham Bank Premium Interest Checking Account is not opened or the account is closed before the loan is paid off. Rate will also be increased by an additional .125% if down payment is less than 20%, and/or credit score is below 740. Loan will be made subject to Needham Bank underwriting guidelines and criteria.

**Needham Bank will automatically reimburse all ATM owner surcharges incurred per statement cycle with the Premium Interest Checking account.

Visit us at www.needhambank.com or any one of our local branches.

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