

NORWOOD BANK

Franklin Center
COMMONS

Get In On The Ground Floor
You've found the perfect place to live—
now let us help you with the mortgage
that works from the bottom up.



Norwood Bank's Builder Buyer Advantage Mortgage

Why pay more for a mortgage than you have to?

When Norwood Bank finances the building of a development, we know all about it from blueprints to wallpaper. So we can streamline the Mortgage Lending process—saving you time and money. With our Builder Buyer Advantage Mortgage you'll get:



- Closing costs savings up to \$350.00 and additional \$100.00 if you apply online
- Reduced Attorney Fees
- Reduced Interest Rate of .125% off our current standard rate on selected products
- Free Pre-Approvals
- Knowledgeable Mortgage Specialist to answer all your questions

Think of it as a fabulous housewarming gift

Phone: 781-440-4256
Fax: 781-255-7870
E-mail:
crose@norwoodbank.com

Call our Mortgage Specialist today at 781-440-4256





Residential Lending Products and Rates

Effective Date: April 4, 2008

Adjustable Rate Mortgages

Product	Rate	APR*	Points	Term	Monthly Payment Per \$1000
1/1 ARM	5.250%	4.337%	1	360 mo	\$ 5.52
	5.500%	4.272%	0	360 mo	\$ 5.68
3/3 ARM	4.625%	4.555%	1	360 mo	\$ 5.14
	4.875%	4.527%	0	360 mo	\$ 5.29
5/1 ARM	5.000%	4.569%	1	360 mo	\$ 5.37
	5.250%	4.575%	0	360 mo	\$ 5.52

*APR=Annual Percentage Rate

Rates based on 2.75% above weekly average yield on the US Treasury Securities

2% caps per movement and 4% lifetime cap. Minimum down payment of 5% of purchase price.

Loans must meet established secondary market guidelines. Maximum loan amount \$417,000. on single family properties.

Above rates assume a 30 year term, other terms available upon request. Rate may increase after consummation.

Fixed Rate Mortgages

Product	Rate	APR*	Points	Term	Monthly Payment Per \$1000
10 Year Fixed	4.750%	5.280%	2	120 mo	\$ 10.48
	5.250%	5.340%	0	120 mo	\$ 10.73
15 Year Fixed	4.875%	5.246%	2	180 mo	\$ 7.84
	5.375%	5.439%	0	180 mo	\$ 8.10
30 Year Fixed	5.375%	5.596%	2	360 mo	\$ 5.60
	5.875%	5.913%	0	360 mo	\$ 5.92

First Time Home Buyer Advantage

Town Employee Advantage

30 Year Fixed	5.500%	5.623%	1	360 mo	\$ 5.68
	5.750%	5.783%	0	360 mo	\$ 5.84

++ OTHER RATES AND TERMS AVAILABLE. CALL FOR DETAILS ++

* APR = Annual Percentage Rate. First time homebuyer 5% minimum down payment.

Loans must meet established secondary market guidelines. Maximum loan amount \$417,000. on single family properties.

Above rates assume a 30 year term, other terms available upon request.

Cash out refinances with LTV over 70% will require rate adjustment.

Home Equity Line of Credit

Product	APR*	Monthly Payment per \$10,000
Home Equity Line of Credit	5.250%	\$43.75 Interest only \$93.75 Principal & Interest

Advantage APR: Prime - .50%

*Variable Rate Annual Percentage Rate (APR) based on the Wall Street Journal Prime Rate (Prime) published on the last business day of the month. Maximum APR is 18%. As of 03/19/2008 the Prime rate is 5.25%.

Available on qualifying owner-occupied properties in MA for amounts between \$20,000 and \$500,000 with a loan-to-value (LTV) of 80% or less and subject to credit approval. Loan subject to \$300 early closing termination fee in the first 36 months.

Non-owner occupied rates available. Rate may increase after consummation.

Fixed Rate Home Equity Loan

Term	Rate	APR*	Monthly Payment Per \$10,000
5 year	5.750%	5.750%	\$ 192.17
10 Year	5.25%*	5.25%*	\$ 107.29
15 Year	5.75%*	5.75%*	\$ 83.04

Maximum CLTV is 80% ; available on owner occupied properties in Massachusetts

* Above rates require automatic payment from NCB account otherwise rate is .25% higher



Member FDIC

Member SIF

All rates and products subject to change without notice

11 Central Street, Norwood MA 02062 / 781-762-1800 / www.norwoodbank.com