

Unlock Home Ownership

Let the CalSTRS Home Loan Program Help

CalSTRS Home Loan Options

Whether you are dreaming of buying a new home, lowering your existing payments or taking cash out, we offer competitive rates on a variety of mortgage loan programs.

Conventional 15- or 30-year Fixed Rate Program

Competitive rates are available for buying a new home or refinancing to meet your individual needs. Mortgage loan amounts are available up to \$834,000.



80/17 Program

You can now qualify for a larger home mortgage because 17 percent of the home purchase payment (in the form of a second mortgage) is deferred for the first five years. Mortgage loan amounts are available up to \$650,000. *Please note this program is for purchases only.*

Reverse Mortgage Program

CalSTRS offers reverse mortgages through Countrywide Bank for qualified members age 62 and over, and their parents, who want to remain in their homes while supplementing their income. A reverse mortgage can help you cover health care costs, pay off existing mortgages or other financial obligations, make home repairs or simply provide peace of mind.



Highly experienced lenders are available to assist you with the

CalSTRS Home Loan Program, as well as the **Reverse Mortgage Program**.

For more information, call the **CalSTRS Home Loan Program** at **866-384-4457**,

7 a.m. to 5 p.m. or visit us at **www.CalSTRS.com/HomeLoanProgram**

We're On Your Side

Why choose the CalSTRS Home Loan Program?

- All program interest rates are set daily and are very competitive in the industry.
- The program features controlled origination fees.
- You will receive a FREE 45-day interest rate lock upon submission of your application, to protect you from rising rates.
- In the event interest rates fall after you have applied for your loan, CalSTRS offers you a one-time interest rate reduction (float down option), which will save you money. It can be used at any time during the 45-day lock period.
- Your money works for you—income derived from mortgage payments goes directly into the Teachers' Retirement Fund.

Real Estate Assistance

CalSTRS offers the services of SMARTMOVE to provide you with professional real estate assistance. SMARTMOVE coordinators are knowledgeable and experienced counselors who will serve as your advocate and central contact throughout your transaction. When using the Home Loan Program, you may also qualify to receive cash rebates each time you buy or sell a home through SMARTMOVE. For more information, call SMARTMOVE at 888-778-2168 and mention that you are a CalSTRS member and have applied for a CalSTRS home loan.

Receive Discounts

To save you money when buying or refinancing your home, CalSTRS has negotiated discounts on escrow fees. Please contact one of the approved CalSTRS lenders for details, or call 866-384-4457.

Who Is Eligible?

This program is available to CalSTRS members, as well as to employees of California's public schools, community colleges and county offices of education. New loans must be for a property in California that will serve as the borrower's primary residence.



CalSTRS Resources



WEB SITES

www.CalSTRS.com
Click *Contact Us* to e-mail
www.403bCompare.com



CALL

800-228-5453
7 a.m. to 6 p.m.
Monday through Friday
TTY 916-229-3541

866-384-4457
Home Loan Program

888-394-2060
CalSTRS Pension2®
Personal Wealth Plan



WRITE

CalSTRS
P.O. Box 15275
Sacramento, CA
95851-0275



VISIT

Member Services
7919 Folsom Boulevard
Sacramento, CA 95826
(until June 19, 2009)

Member Services
100 Waterfront Place
West Sacramento, CA 95605
(starting June 22, 2009)



FAX

916-229-3879

CALSTRS