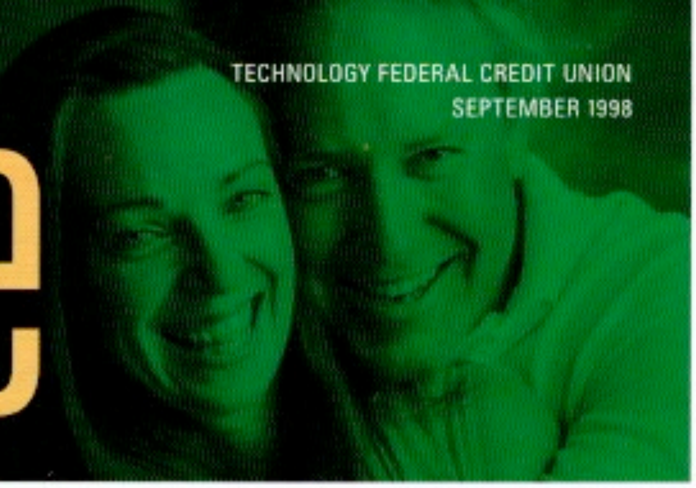
Fair Share



TECHNOLOGY FEDERAL CREDIT UNION
SEPTEMBER 1998

Put Your Home's Equity To Work

INSIDE

Confused about the differences between home equity loans and lines of credit? There's no need to be! Both loans are based on the equity you have built up in your house.

A Home Equity Loan†

A Tech Fed Home Equity Loan,* or Second Mortgage, is intended for a one-time financial need. Your entire loan amount is disbursed to you right away and you make fully amortized payments for 15 years. This type of loan is ideal if you know you'll need a specific amount of money, for instance, to buy a car or to pay for your child's braces. Another great feature of a home equity loan is the fixed payments, which help simplify your monthly budget.

A Home Equity Line Of Credit†

A Tech Fed Home Equity Line of Credit** (HELOC) is an open loan, in a sense. You apply for a specific credit limit such as $50,000, and then are able to access your credit line whenever you need it. All you have to do is write a check against the account. And Tech Fed no longer requires a minimum advance amount. You can take large or small loan advances on your Tech Fed HELOC at your convenience for up to 10 years. This type of loan works best if you are doing extensive remodeling of your property, for example, or plugging the gaps in your child's college tuition payments.

The interest rate on a HELOC is variable. Plus, like a credit card, the amount you have borrowed becomes available again as you pay it off. In fact, many financial advisors recommend that you open a line of credit, if possible, as part of your emergency fund. If you ever need to borrow a significant sum of money during an emergency to pay for a large medical bill, for example, you then have the means available at a far lower interest rate than the typical credit card offers.

Home Equity Borrowing Offers Unique Advantages

Borrowing against the equity in your home gives you some advantages that you won't find with any other type of loan. In order to meet your needs, Tech Fed offers a variety of Loan to Value options for both owner and non-owner occupied home equity loans. There are no pre-payment penalties for either loan, and you are now able to use your Tech Fed HELOC for overdraft protection. Some other features and benefits of HELOCs and Second Mortgages include:

- Competitive interest rates. The biggest advantage of Tech Fed home equity products is that they offer lower interest rates than you will generally find elsewhere. This makes them perfect for consolidating high-interest rate credit card debt and unsecured loans too.
- Potential tax savings. Unlike other loans, the interest you pay on your Tech Fed Home Equity Loan or Line of Credit may be tax deductible. Please consult a tax advisor regarding tax deductibility in your specific situation.
- Flexibility. You determine how the money will be used, whether it's for a car, college tuition, home improvements or debt management. You also have the flexibility to choose between a fixed-rate second mortgage and a variable-rate line of credit.

Start Putting Your Equity To Work Now

Our Member Services Representatives can help you determine which home equity product best suits your borrowing needs. Opening one is inexpensive because there is no closing cost and your $175 Loan Application fee is refunded at closing. Please call 408-451-9111 or 800-553-0880 (outside 408 area) or visit our branches for more details. Put the money you have in your home to work for you today!

†For advertisement only. Rates as of 8/24/98 and subject to change. Terms reflect California residences only.

*For qualified borrowers only. For homes valued up to $600,000. Terms slightly different for homes valued over $600,000. Maximum loan amount calculated as a percentage of appraisal minus the first mortgage. There is a $50 annual fee. There is a $500 loan processing fee if the account is closed within the first year. See a Member Services Representative for details.

**Low interest-only payments for the first 10 years, followed by 15 years of fully amortized payments.

Home Equity Loan Rates†

	Loan to Value	Amount Financed	Term	APR