

Tracing Your Finances



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Which Home Remodel Projects Retain the Greatest Resale Value?

Making major home improvements is one of the best uses for a Home Equity Loan or Home Equity Line of Credit (HELOC). In addition to creating a more enjoyable living environment, remodeling will increase the value of your home. So the money you invest—at least a portion of it—will be recouped when you sell your home. It's important to note, however, that some remodeling projects retain more resale value than others.



Bathrooms and Kitchens Are Good Bets

According to a survey conducted by *Remodeling Magazine* (published 11/01/2005), bathroom remodels, minor kitchen remodels, second story additions and window replacement projects were ranked near the top of the list in terms of value recouped at resale.

PROJECT	APPROX. COST	RESALE VALUE	% RECOVERED
Bath Remodel	\$10,499	\$10,727	102.2%
Minor Kitchen Remodel	\$14,913	\$14,691	98.5%
Second Story Addition	\$80,133	\$75,831	94.6%
Window Replacement	\$ 9,684	\$ 8,681	89.6%
Patio Deck	\$11,294	\$10,196	90.3%

These numbers will vary, depending on the extent of the remodeling, the quality of materials used and the community where the home is located. For more information on the costs and recovered value of other remodeling projects, go to www.remodelingmagazine.com.

Once you decide on your remodeling project, figuring out how to finance it is a no-brainer. Come to Tracy Federal Credit Union (TFCU) for a Home Equity Loan or HELOC.

Tracy Real Estate Market Update

According to the May 22 issue of *Realty Times*- Tracy Edition, our home market in Tracy has stabilized and there is a great inventory to choose from, giving buyers more choices and room to negotiate. The publication also states that Tracy and Mountain House offer some of the best deals on the market today. For sellers, it's all about the pricing. If your home is priced right, it should sell.

Should You Sell Your Home Before Buying Another?

Buying a new home before selling your old one can be a risky decision. There's a chance your home may not sell for your full asking price. Plus, if it takes longer than you expected to sell your home, you'll be faced with two monthly mortgage payments. You may want to consider leasing your current home until you find a buyer. Most lenders take rental income into account on a new mortgage. You may even decide to keep your current home as a long-term rental.

TFCU Can Help

Whatever your situation in the local real estate market, talk to the home loan professionals at TFCU. We're here to help you decide how to best make it all work. Although rates have risen slightly, they are still low. For more information and our current mortgage rates, visit www.tracycu.org.

Low-Rate Home Loans Available at TFCU

HELOC

For a generous credit line that offers the convenience of cash advances as needed and tax benefits, TFCU's HELOC is a great solution. Our HELOC offers:

- Low variable rate based on the 11th District Cost of Funds Index (COFI) – currently 7.104% APR*
- Credit lines up to \$100,000
- Convenience checks for easy access to your credit line
- No annual fee

Home Equity Loan

If you prefer to receive a single lump sum loan with a fixed rate and term, plus tax benefits, our Home Equity Loan offers these advantages:

- Loans up to \$100,000
- Ideal for major improvements and remodels
- Fixed rate loan, currently just 7.75% APR* and terms up to 180 months.

Competitive First Mortgages, Too!

Thinking about buying your first property, trading up for a larger home or refinancing your current loan? TFCU offers:

- Competitive fixed- or adjustable-rate mortgage loans
- 15- and 30-year terms
- Low down payment and "zero points" programs

Whether you're remodeling, house hunting or refinancing, TFCU can help you with the loan that's right for you. For more information, call (209) 832-6450 or visit www.tracycu.org.

*Annual Percentage Rate. Rates are subject to change. Please call for current rates. Loans are subject to credit approval. Check with your tax advisor regarding deductibility.

Stay Focused When Home Shopping

Shopping for a home is one of the biggest financial decisions many of us ever make, so it's natural to feel a wide range of emotions...excitement, nervousness, stress, happiness and uncertainty. However, it's important that you not let your emotions cloud your decision-making process.

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Make a List of "Must Have" Features

Keeping in mind the features you absolutely must have will help you narrow down the list of real prospects. It is also wise to focus on the best neighborhood you can afford.

If you must choose between a fixer-upper in a great neighborhood or the ideal home in a less desirable neighborhood, it's usually best to choose the property in the great neighborhood and remodel to suit your taste.

Good school districts are also important to consider. Even if you don't have children, houses in good school districts will generally have higher resale values.

Know What You Can Afford Before You Start Looking

One of the best ways to relieve the stress of looking for a home is to get preapproved for a loan first. That way you will know exactly what you can afford and what your payment will be, thus eliminating stressful surprises down the road. It's easy to do. Just call TFCU at (209) 832-6450.

Privacy Policy

TFCU goes to great lengths to protect the privacy of our members. To find out more, please review TFCU's Privacy Policy, which is included in this statement mailing.

Upcoming Holidays

All TFCU offices will be closed:

Independence Day

Tuesday, July 4

Labor Day

Monday, September 4

Mailing Address

P.O. Box 1147 • Tracy CA 95378-1147

Member Services

(209) 832-6450

Branch Locations

951 Central Ave. • Tracy CA

Defense Depot San Joaquin

Tracy Site • Tracy CA

24-Hour Call Center

(209) 832-6450, ext. 0

MoneyLine

24-Hour Telephone Transaction Service

(209) 832-6449

Lending Center

24-Hour Loans

(800) 282-8237

or www.tracycu.org

Web Site

www.tracycu.org

Avoid One of Life's Little Embarrassments With Overdraft Privilege

It's bound to happen sooner or later. You miscalculate your checking account balance or a check clears before you have a chance to make your deposit. Either way, a bounced check can be costly and embarrassing.

That's why TFCU offers Overdraft Privilege. This convenient program is designed to eliminate bounced checks, along with additional merchant check return fees.

Whether it's covering an occasional overdraft or helping you with a loan to improve your financial well being, TFCU is a TRUE community credit union and we're here to help you however we can. Call (209) 832-6450 today for details on Overdraft Privilege or to speak to a loan officer.



Stop By for a Cup of Advice: Have Coffee With Karen and Discuss College Planning

Karen DeJong, a FNIC financial advisor located at TFCU, is our resident specialist when it comes to creating a plan for covering college expenses. Count on Karen to help you decide on an approach that's right for you and your family. You can reach her at (209) 832-6450, ext. 225. Or drop by and join her for a cup of coffee. Appointments are not required. Come and bring a friend or neighbor!

Have Coffee With Karen

Thursday, July 27 • 10 am to 4 pm

TFCU Main Office Lobby • 951 Central Avenue

Securities are offered through Financial Network Investment Corporation, a registered broker dealer and member of SIPC. No credit union guarantee. Investments are not a deposit, may lose value and are not insured by NCUA or any other government agencies. Financial Network Investment Corporation and TFCU are not affiliated.

New Call Center Is Available 24/7

TFCU's new Call Center is available to answer questions and perform transactions for you 24 hours a day, 7 days a week! You can:

- Talk to a live person about your account
- Check balances, see if a check has cleared and more
- Transfers and more

You can reach the Call Center by dialing (209) 832-6450 and pressing "0" after the prompt. TFCU is committed to making your accounts accessible—whenever you have the need to make a transaction.



Here's Your Chance to Skip Summer Loan Payments!

If your summer vacation has left you financially tapped out, you can skip either your July, August or September TFCU loan payment. For more details, or to sign up to skip a payment, visit us at www.tracycu.org or call (209) 823-6450. Some restrictions may apply. There is a \$25 fee for this service.



We Do Business in Accordance With the Federal Fair Housing Law and the Equal Credit Opportunity Act.