

Family First Credit Union Lending Policy Fair Housing Act Policy

Purpose

The Fair Housing Act prohibits discrimination in the sale, rental, brokering, financing, or appraising of housing used primarily for personal residences. The Act prohibits discrimination in the financing of such dwellings on the basis of race, color, religion, sex, national origin, handicap, or family status of any applicant or other individual associated with the applicant or the property.

Policy Statement

It is the policy of Family First Credit Union that no applicant shall be refused the opportunity for or be discouraged from applying for a loan based on any of the prohibited bases. Additionally, these bases shall have no bearing on determining amounts, interest rates, terms, conditions, fees, extensions, collections, or other decisions with respect to granting or servicing a loan or the purchase of a loan. All credit-related decisions will be based on neutral credit factors such as the applicant's income, credit history, length and stability of employment, ratio of income to current and proposed financial obligations, and ratio of the proposed principal balance of the loan to the value of the proposed property security. Credit union employees will not use the services of an appraiser who is known to improperly consider any of the prohibited bases.

Unless a valid and well-documented exception exists, Family First Credit Union will not consider any of the following factors in connection with a real estate-related loan:

- The age or location of the dwelling.
- The age or location of dwellings in the neighborhood of the dwelling.
- The income level of residents in the neighborhood of the dwelling.
- ZIP code of the applicant's current residence.
- Previous home ownership.

Availability of Underwriting Standards

Family First Credit Union shall inform every member inquiring about a loan of the member's right to file a written loan application and to receive a copy of the Credit Union's Loan Underwriting Standards and application procedures for all types of credit offered. The Credit Union's Underwriting Standards shall be clearly written and available at each of Family First Credit Union's offices. The loan Underwriting Standards and related business practices will be reviewed annually.

Availability of Real Estate Appraisals

Family First Credit Union will notify each applicant of his or her right to receive a copy of any appraisal used in connection with an applicant's real estate loan application. The appraisal will be available for a period of 25 months after the applicant has received a notice of action taken by the Credit Union on the real estate-related loan application.

Advertising Policy Statement

When advertising real estate loans, the Credit Union shall clearly and conspicuously state that all real estate loans are granted without regard to the prohibited bases as defined in the regulation. All written advertisements will include a facsimile of the prescribed equal housing logo. All other types of advertisements, including oral advertisements, will include the phrase "An Equal Housing Lender" and the requirements found in NCUA Rules and Regulations.