



# Let CalSTRS Unlock Home Ownership for You

Whether you are dreaming of buying a new home, lowering your existing payments or taking cash out, the CalSTRS Home Loan Program can help.

## **CaSTRS HOME LOAN OPTIONS**

We offer competitive rates on a variety of mortgage loan programs, including:

- **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 \$650,000.
- **Zero Down Preferred Program** — You can buy a new home without putting any money down; you pay only the closing costs. If you choose this

option, your down payment will be in the form of a second mortgage, in which the payment is deferred for the first five years. Mortgage loan amounts are available up to \$450,000.

- **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 \$550,000.

*continued on reverse*

**CALSTRS**

HOW WILL YOU SPEND YOUR FUTURE?

California State Teachers' Retirement System



## 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 lock period.
- Your money works for you — income derived from mortgage payments goes directly into the Teachers' Retirement Fund.

## WHO IS ELIGIBLE?


This program is available 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.


## GETTING STARTED


Highly experienced lenders are available to assist you with the CalSTRS Home Loan Program. Visit our Web site at [www.calstrs.com](http://www.calstrs.com) to view our current list of approved lenders or call us at 866-384-4457 to have your questions answered in person by an expert.


*For more information, call the CalSTRS Home Loan Program at 866-384-4457, 8 a.m. to 6 p.m. Visit us on the Web at [www.calstrs.com](http://www.calstrs.com).*

## Contact Us

**WEB SITE**  
[www.calstrs.com](http://www.calstrs.com)  
Use *Contact Us* to e-mail 

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