



Community
credit union

FLORIDA

SMART Choices

SPRING 2024
NEWSLETTER

CCU FLORIDA CAN HELP YOU WITH YOUR HOME NEEDS

Whether you're in the market to buy a home, working to sell your home, or simply want to refresh your home, we're here to help.

BE AN INFORMED BUYER.

Know your budget. Before you start house hunting, determine your budget. Keep in mind additional factors that are not included in your mortgage payment such as Homeowner's Association (HOA) fees, maintenance, and home renovations.

Get pre-approved for a mortgage.

A mortgage pre-approval not only helps you understand how much you can afford, but also signals to sellers that you are a serious buyer.

Work with a reliable real estate agent.

A knowledgeable real estate agent can guide you through the entire buying process, from searching for properties to negotiating offers and navigating closing procedures. Use CCU Florida's HomeAdvantage® to help you find an agent and you could earn HomeAdvantage Cash Rewards.*

Visit ccuFlorida.org/home_refresh to learn more.

Conduct thorough inspections.

Once you find a property you like, don't skip the inspection. Hire a qualified home inspector to assess the condition of the property. This can uncover hidden issues and help you make an informed decision.

Be a smart negotiator. Real estate transactions often involve negotiations. Be prepared to adjust

your offer, but also be willing to walk away if the terms aren't favorable.

Before signing any documents, pay attention to important details such as contingencies, deadlines, and clauses related to repairs or concessions. Your real estate agent can help you.

STAND OUT WHEN SELLING.

Enhance curb appeal. First impressions matter. Boost your home's curb appeal by maintaining the exterior, landscaping the yard, and making any necessary repairs or upgrades.

Declutter and de-personalize.

Remove personal items and excess clutter to help buyers envision themselves living in the home. Consider staging to showcase the property's potential.

Price your home right. Proper pricing is key to selling your home quickly. Work with your real estate agent to determine a competitive listing price based on market conditions, comparable sales, and your home's features. Consider using CCU Florida's HomeAdvantage to help you find an agent.

Respond promptly to offers, even if it's not what you were hoping for. Work with your real estate agent to negotiate terms and reach a mutually beneficial agreement.

Prepare for inspections and appraisals once you accept an offer. Address any issues that arise during the inspection process and be

prepared to negotiate repairs or credits if necessary.

REMODEL LIKE A PRO.

Consider DIY (do-it-yourself) versus hiring a professional. Determine which tasks you can realistically handle yourself and which ones require professional assistance. While DIY projects can save you money, some renovations are best left to the experts to ensure quality workmanship and adherence to safety standards.

Do your homework before you select a contractor. Request multiple bids and ask for several different references from people they have done work for. Hire a licensed contractor. Check the contractor's license number through your state's contractor licensing board.

Consider financing options.

Depending on the scope of your home refresh, you may need to consider financing. Assess the equity in your home to determine if a home equity loan, line, or cash out refinancing is right for you. (Home equity is the value of your home minus what you owe on your mortgage). Need help evaluating your financing options? CCU Florida's knowledgeable experts can help.

*See ccuFlorida.org/home_refresh for details.

ENTER TO WIN

\$1,000

FROM
COMMUNITY CREDIT
UNION OF FLORIDA

Featuring Dave & Jenny Marrs
from the HGTV series
Fixer to Fabulous



PROUD SPONSOR OF

POWERED BY

STIHL

GREAT AMERICAN

Home & Garden
refresh

\$100,000 giveaway

ENTER TO WIN AT

floridatoday.com/contests

Are You Ready to *explore?*

Community Credit Union of Florida can help you hit the open road with great RV Financing.

- Up to 125% of Net Invoice or NADA Wholesale*
- Terms up to 240 months*
- Choose your payment schedule (weekly, bi-weekly, monthly)

**Your road trip adventure awaits!
Apply at ccuFlorida.org or 321.637.3211**

*Loan rates and terms are based on credit history, borrower qualifications and year of RV. Contact CCU Florida to determine your rate. Membership available in Brevard and surrounding counties.



START A SAVINGS HABIT

Check out the following CCU Florida Savings Accounts. Each have unique ways to help you start a savings habit or save for specific things.

Serious Saver: This savings account pays 5% APY on the first \$500 and .30% APY on balances above \$500.* It's a great way to get serious about saving.

My Club: Set up as many My Club Savings accounts as you need and name them for what you are saving for.

CD: Deposit rates have been on the rise and there's no better time to start a CD. Open with a minimum of \$1,000.

**Rates are subject to change.*

YOUR HOME'S EQUITY CAN MAKE YOUR DREAMS REALITY

Remodel your kitchen, update your bathrooms, add an outdoor kitchen, or get the pool you've always wanted. The dreams are endless!

Home Equity Line of Credit

- NO CLOSING COSTS¹
- 30-year repayment term (15 year draw period)
- Rates adjust quarterly based on Prime Rate

Fixed-Rate Equity Loan

- Repayment terms up to 30 years
- Fixed rate for life of loan

Apply at a branch, at ccuFlorida.org, or call 321.637.3211

¹Available for loan amounts up to \$250,000 for loans in 2nd lien position on primary residences only. Offer subject to change. Up to 80% LTV available for 2nd lien position loans on primary residences. Other restrictions may apply. Borrower pays valuation fee, if applicable. A \$300 reimbursement fee will be charged if loan is paid off within 36 months. Rates are based on credit history and borrower qualifications.



PINEDA BRANCH GRAND PRIZE WINNERS

In February, our newest branch opened its doors. We are thrilled to serve the Melbourne community on a grander scale with this second full-service Melbourne location at 5525 N. Wickham Road, less than half a mile from the Pineda Causeway Extension.

Drawings for prizes were open to the community and entries were accepted at the Pineda Branch between February 5 - March 1, 2024.

Here are the winners!

- \$3,000 Grand Prize Winner - Julie H.
- iPad 10th Generation - Ken S.
- iPad 10th Generation - Mary H.
- \$100 VISA Gift Card - Jacqueline D. (not pictured)
- \$100 VISA Gift Card - Stafford S.
- \$100 VISA Gift Card - Richard L. (not pictured)



MARK YOUR CALENDAR

Shred Events

- April 13 - Rockledge Branch
- April 25 - BCSO Shred Event
Next to Rockledge Branch, behind Arby's
- April 27 - Titus Landing
- May 25 - Palm Bay Branch

April - Financial Literacy Month

May - Hero Month

Celebrate our community heroes with us. Details coming soon at ccuFlorida.org/heromonth.

Branches Are Closed On:

- May 27 - Memorial Day
- June 19 - Juneteenth



CONGRATULATIONS!



NO-COST FINANCIAL COUNSELING

Schedule an appointment to visit any branch location. Use our easy online scheduling tool online or by calling 321.690.2328.