



BANK NOTES

NEWSLETTER

SPRING 2008

Two locations in Hutchinson
102 Main Street South
1390 Highway 15 South
Local: (320) 587-2233
Toll-Free: 1-888-234-2910
Member FDIC

CB On-Call:
(320) 234-6234

CB ONLINE:
www.cbhutch.com

DEPARTMENT SPOTLIGHT: AG LENDING

Spring is an active season for everyone in the ag industry, including our lending department. For all of your farming needs please stop in and see Jeff Jensen. We offer a variety of loan products including operating lines, real estate loans, livestock loans and equipment loans. Plus, our lending decisions are made locally and in a timely fashion.



Jeff Jensen

REFINANCING SURGE BASED ON LOW FIXED MORTGAGE RATES

It's no secret that the current economic conditions have created a great opportunity to refinance. In the past few months, we have seen long-term home mortgage rates hit a five year low, allowing many people to take advantage.

If you have an interest rate over 7.00%, or an adjustable rate mortgage, now is a great time to lock in a long-term fixed rate to give you added peace of mind. It may also be worth refinancing to shorten your loan term to a 10 year or 15 year loan.

WHAT DO YOU NEED TO REFINANCE?

In order to take advantage of the lowest rates, it is important to have your application approved, so we can pull the trigger when the best rates are available. To apply, we'll just need a W2 statement, current paystub, and current deposit account statements. Once you are approved, we will monitor the interest rate market (which can change several times in a given day) and lock you in when the market gives us an opportunity for a good rate.

MANAGING YOUR CREDIT SCORE

A good credit score will qualify you for better financing rates for homes, cars and more. Though there are many ways to improve your credit score, the keys are having good saving and spending habits so you can build a track record of making regular payments.

Your credit score is determined by the following estimated percentage breakdown:*

- 35% Payment history
- 30% Outstanding debt
- 15% Length of your credit history
- 10% Recent inquiries on your credit report
- 10% Types of credit in use

Credit scores typically range from 500 (poor) to 850 (best), though anyone over 700 is considered to have excellent credit.

DON'T WAIT TO SAVE MONEY

To see how much you could benefit by refinancing, we invite you to visit with CB mortgage lenders, Carol Stark or Donna Orwoll.

*Source: bankrate.com

EXAMPLE

of how much money you can save by lowering your mortgage by 1%

Current mortgage amount: \$200,000
Current interest rate: 7.25%
Current payment: \$1,364 (principal and interest)

Refinancing at 6.25% (1% lower) would result in a payment of: \$1,231 (principal and interest)

SAVINGS:

\$133 per month or \$1,596 over the entire year



BANK NOTES

● CB BULLETIN BOARD

➤ FOUNDATION ACTIVITIES

The I. J. Burich Family Foundation recently approved the following grants:

- New Century Charter School/New Discoveries Montessori Academy for theatre equipment.
- Evergreen Senior Dining for kitchen equipment.

➤ IMPORTANT NOTICE

Some of you may be receiving a letter from McGladrey & Pullen, LLP. They currently serve as the Bank's auditor and occasionally send out letters to our customers to verify account information. Spring is a common time for this to take place, so don't be alarmed if you receive something in the mail.

➤ IMPORTANT: ORDER YOUR ANNUAL CREDIT REPORT AT NO CHARGE

Simply click on www.annualcreditreport.com or call 1-877-322-8228 to get a free annual credit report. The report comes from one of the three bureaus, Experian, TransUnion, or Equifax. It is important to review your credit regularly so you know that no one is opening credit accounts without your consent.

➤ NEW EMPLOYEE: DEIDRA BEILKE

Deidra has recently started at the Bank as a part-time teller and will work in all three locations. She is a Hutchinson native and is looking forward to getting to know her customers.



Deidra Beilke

➤ FRAUD ALERT: PHONY CASHIER'S CHECKS

A common fraud occurring right now involves cashier's checks. Hutchinson area residents are getting cashier's checks in the mail as part of lottery winnings or some other prize. You are asked to return money as a processing fee. These prize winning checks are counterfeit, so any money you send to them will be lost. **REMEMBER**, if you haven't registered for a lottery then it is unlikely that you would be receiving a check as a winner. Please be wary of these cashier's check fraud attempts.

● INSURANCE SPOTLIGHT

BOATING SEASON IS HERE!

Now that the lakes are clear of winter ice, boating season has begun. So make sure your boat insurance has been updated for the coming year. In many cases, boats can be covered under a homeowners policy, but there are other advantages to having a separate policy. We invite you to stop in and see Scott or Candace for details. Here's wishing you a safe summer on the water!



**CITIZENS INSURANCE
AGENCY**
OF HUTCHINSON, LLC (320) 587-2674



Scott Decker



Candace Carlson



INVESTMENT CORNER:

STEVE SNAPP, CFP®
Financial Advisor

GETTING A TAX REFUND?

Here are a few tips on where to stash that extra cash:
Give yourself a gift with 10% of the money and save the rest.

Where do you put the money?
The best long-term choices will be in a tax-advantaged account like a company-sponsored 401k or contribute to a Traditional or ROTH IRA.

If you recently started a family, consider saving for your child's education. College costs keep heading upwards and your family could face a hefty college tuition bill.



**CITIZENS
INVESTMENT
SERVICES, LLC**

Located in the Citizens Bank South Building:
1390 Hwy. 15 South

**Call 320-587-0850 for an
appointment!**

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