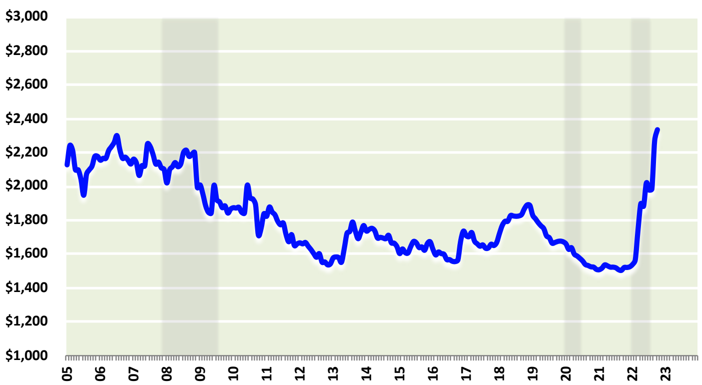
VEHICLE LOAN AND MORTGAGE DEBT SERVICE

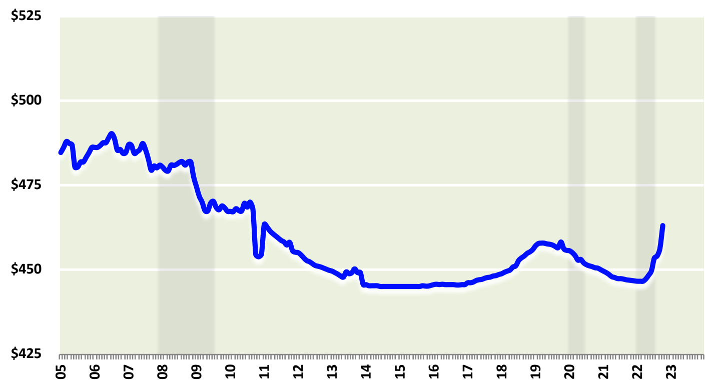
MONTHLY MORTGAGE DEBT SERVICE

AVERAGE MONTHLY P&I PAYMENT FOR $350k MORTGAGE AT 30Yr FLM RATE



MONTHLY VEHICLE LOAN DEBT SERVICE

AVERAGE MONTHLY P&I PAYMENT FOR $350k MORTGAGE AT 30Yr FLM RATE



	Nov	Dec	2021	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	2022
Mortgage Loans:														
30-Year FLM Rate	3.24%	3.26%	**3.23%**	3.33%	3.47%	4.36%	5.09%	5.02%	5.65%	5.46%	5.49%	6.75%	7.03%	**5.17%**
Avg Monthly P&I Payment*	$1,521	$1,525	**$1,520**	$1,539	$1,566	$1,744	$1,898	$1,883	$2,020	$1,978	$1,985	$2,270	$2,336	**$1,922**
Vehicle Loans:														
5-Year A-Paper Rate	2.79%	2.78%	**2.87%**	2.77%	2.77%	2.77%	2.83%	2.93%	3.05%	3.38%	3.44%	3.64%	4.24%	**2.87%**
Avg Monthly P&I Payment**	$447	$447	**$448**	$447	$447	$447	$447	$448	$450	$453	$454	$456	$463	**$451**

*$350,000 Loan
**$25,000 Loan

MONTHLY MEMBERS DEBT SERVICE & CU

(October 2022)...... Members' monthly cost to service both a residential mortgage and vehicle loan purchase both increased in October as the 40-year high in consumer inflation continues to dilute consumers' purchasing power and higher prices for food, energy, medical care and apparel are siphoning off an average family's monthly cash flow.

The average monthly prinipal and interest payment for a $350,000, 30-year fixed-rate, first-lien mortgage increased $66 as the average mortgage rates increased from 6.75% to 7.03% in October ... This is a 55% increase, or $828 per month, since January 2021.

Similarly, the average monthly principal and interest payment on a $25,000, 5-year, A-paper vehicle loan increased $7 as the average vehicle loan rates increased from 3.64% to 4.25% ... Unlike mortgage rates, this is only a 3% increase, or $13 per month, since January 2021.

Strategically ... Over the past couple of year, lenders, particularly credit unions, have been extending financing at relatively low rates and at elevated market values that have been rising well beyond the pace of consumer inflation. This could threaten future loan-to-value metrics should the economy dig deeper into a contracted growth and/or default rates start to rise.

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