

Home Equity Line of Credit

A home equity line of credit (HELOC), sometimes referred to as a second mortgage, is an equity loan that allows a borrower access to equity in their home. A HELOC is a revolving line of credit that can be used as much or as little as needed; borrow money, pay it back and borrow again without any renewals or additional paperwork during the draw period.

A HELOC is similar to a credit card account because we issue you a credit limit based on the equity in your home and you can use this credit line for whatever you want, whenever you need it.

[Contact A Loan Officer](#)[Apply For A HELOC](#)

Use a HELOC for any variety of reasons, including:

- A rainy day
- Auto expenses
- Short-term expenses
- Home or yard improvement
- Medical bills
- Investment opportunity
- Vacations
- Education costs
- Payoff higher rate loans
- Debt consolidation

With a Bank of Utah HELOC, there is no annual maintenance fees—meaning that you only pay on money that you borrow.

Benefits of a HELOC with Bank of Utah:

- Fast processing, typically in 3-4 weeks
- No closing costs for loan amounts under \$250,000
- No pre-payment penalties after the first 3 years
- No annual maintenance fees!
- Up to 90% combined loan-to-value (CLTV)
- 10 year draw period, 10 year repayment period
- Low Interest rates

HELOC Rates

A home equity line of credit provides interest rates that are typically lower than credit cards!

Combined Loan-to-Value	Minimum Amount	Variable APR on loans < \$250,000 ¹	Term	Minimum Draw Amount
Up to 90%	\$15,000	5.49%	10 Year Draw; 10 Year Repayment	\$250

Loans subject to credit and underwriting approval. To obtain the advertised APR, borrower must have excellent credit score, under 80% LTV, must be primary residence and have automatic debit from a Bank of Utah deposit account. Other APRs and CLTVs are available. Contact a loan officer for details.

¹ Effective Date: 12/11/2018. APR is based on WSJ Prime plus a margin. Rate may increase after consummation, maximum APR 18%.

Frequently Asked Questions:

- Do I need to apply for a home equity line of credit in person or can I apply from home or my phone?**
 We have both options! You can apply at home or on the go using our convenient online application: [Apply for a HELOC](#). Of course, you can always come into any Bank of Utah branch location to apply for a home equity loan. [Find a Bank of Utah Location](#)
- How much money can I borrow?**
 Up to 90% CLTV of the value of your home.
- How is CLTV determined?**
 A CLTV is calculated by taking the balance of a first mortgage plus the proposed limit of the HELOC divided by the appraised value of the home.
- Is an appraisal required for a HELOC?**
 Yes, most loans require a *limited* appraisal to determine the value of the home, which we request at no cost to you for loan amounts under \$250,000.
- Are there really no closing costs with a HELOC?**
 Yes! As long as the amount of the line of credit is less than \$250,000 and you keep the line open for longer than 3 years, there are no closing costs or prepayment penalties.
- My credit score is low; can I still qualify for a HELOC?**
 Each scenario is unique. [Contact a Loan Officer](#) to discuss your specific situation.

Contact Us

For more information about HELOCs, [contact a Loan Officer](#).

[Contact A Loan Officer](#)[Apply For A HELOC](#)

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