



Rising mortgage rates are still historically low

As the Federal Reserve raises the prime interest rate in an effort to tamp down inflation, mortgage rates are on the rise. Historically, though, they remain well below the rates of the last 50 years*.

While current rates for 30-year fixed mortgages are comparable to numbers we last saw in late 2008, rates were consistently higher than our current numbers between April 1971 and August 2002, peaking at 18.37-percent in November 1981.

If today's rates seem high, it's because of the ultra-low rates we've enjoyed for the past few years.

The average long-term rate on a 30-year loan is 7.76%, Yahoo! Finance quoted Michele Raneri, vice president of financial services research and consulting for consumer credit reporting agency TransUnion, as saying in an article published Sept. 24, 2022.

"People feel like the rate we've experienced in the last couple of years has been normal," Raneri said. "It hasn't been normal."

Navigating today's mortgage market can be daunting. Let Velocity's Home Lending experts address your concerns.

MORTGAGE LOANS



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*Freddie Mac, 30-Year Fixed Rate Mortgage Average in the United States [MORTGAGE30US], retrieved from FRED, Federal Reserve Bank of St. Louis; <https://fred.stlouisfed.org/series/MORTGAGE30US>, September 26, 2022.

The holidays are right around the corner! Velocity will be closed on the following days this season:



- Oct. 10:** Federal Holiday
- Nov. 11:** Veterans' Day
- Nov. 24:** Thanksgiving
- Nov. 25:** Day after Thanksgiving
- Dec. 24:** Christmas Eve (we close at 1 p.m.)
- Dec. 26:** Christmas Day (observed)
- Jan. 2, 2023:** New Year's Day (observed)

Velocity accepting nominations for open Board of Directors seats

The Nominating Committee will select qualified nominees to fill open positions on the Velocity Board of Directors.

If you are interested in being considered for a position, please view the procedures and download the required application forms at velocitycu.com/board. Completed forms must be emailed to AllAdmin@velocitycu.com, dropped off at any of our branches, or mailed to **Velocity Credit Union, P.O. Box 1089, Austin, Texas 78767 (attn: Kaitlin Strosser) no later than 5 p.m. Friday, Nov. 4, 2022.**

If you choose to run by petition, you'll be required to go through the Nominating Committee process first. For additional information, call **Kaitlin Strosser at 512.469.7023.**

Watch out for these new scams

Are you buying a new home? The Round Rock Police Department has alerted the public about an increasingly popular, local **wire-transfer phishing scam** involving mortgage down payments they've seen multiple times.

According to KVUE, scammers are targeting mortgage lenders and real estate agents and obtaining — through phishing or hacked email messages — locations of impending real estate purchases, down payment amounts, closing dates, and other specific, private information they can use to craft realistic-looking communications to unsuspecting borrowers.

The scammers contact these borrowers close to their closing dates claiming that there has been a timetable change and demanding sudden down payments. Local borrowers have lost large amounts of money due to this scam — sometimes in excess of \$100,000.

The funds can be nearly impossible to recover.

To learn more about this scam and ways to protect yourself, [check out the story](#) on KVUE.

Student loan scam

Meanwhile, the Biden administration's



announcement of its student loan forgiveness program has brought more scammers out of the woodwork. Student loans have long been a popular entry point for scammers, but they have ramped up their efforts in the uncertainty surrounding the new program.

According to the article from NPR, there are some basic ways to protect yourself, including:

- Don't pay any upfront fees
- Don't sign up for quick loan forgiveness offers
- Don't automatically trust legitimate-looking communications

- Don't be rushed
- Never share your Federal Student Aid ID

For more tips, including possible remedies if you've already fallen victim and where to report these scams, view the NPR story [here](#).

Reminder: Velocity will never contact you by email, text, or phone to ask you for personal account information — that includes your card number, PIN, account number or online banking password, or one-time password. Never reveal this information to someone who contacts you.

THE HOUSE THAT CREDIT UNIONS BUILT



Recently, Velocity leaders Robert Cole, Dan Penberg, Cheri Hall, CEO Debbie Mitchell, Thomas Terry, Kim Schaefer, and others joined employees of fellow Austin-area Credit Unions to begin construction on a new home where single mom Heather will raise her son. A new home means new opportunities for [Austin Habitat for Humanity](#) families. Velocity is proud to have helped raise the wall at Heather's future home!

CENTRAL TEXAS FOOD BANK

Velocity, members open their wallets to help the hungry

For most of us, a daily meal is a simple choice of what to eat. But for people facing hunger, a daily meal poses a different type of choice — often an impossible choice between food and other crucial needs, such as electricity, childcare or medicine. As many of our neighbors face hardships made worse by rising prices, food shouldn't be an impossible choice.

We just closed out national **Hunger Action Month** and the Central Texas Food Bank mobilized the public to end hunger with its "Food Shouldn't be an Impossible Choice" campaign. The goal of the campaign was to call attention to hunger in our communities and inspire Central Texans to take action — donate, volunteer, and advocate to end hunger. Hunger Action Month was especially urgent this year, given the increased need for food assistance due to rising prices.

Ending hunger is a huge undertaking. The Central Texas Food Bank and its network of Partner Agencies lead the charge in that effort across a 21-county service area where nearly 440,000 people face hunger (that's twice the size of Massachusetts).

"As we face unprecedented increases in the cost of living, it's critical that the public help us support our neighbors who are struggling to make ends meet," said Sari Vatske, the Food Bank's President and CEO.

Velocity members stepped up

ABOUT THE CENTRAL TEXAS FOOD BANK

Now in its 40th year of serving those in need, the mission of Central Texas Food Bank is to nourish hungry people and lead the community in the fight against hunger. The Food Bank provides food and grocery products, serving more than 60,000 people every week. For more information on the Food Bank and its programs, visit centraltexasfoodbank.org.



to the (dinner) plate. Throughout September, we accepted donations to the Central Texas Food Bank through online banking. Due to your generosity, we were able to contribute more than \$1,600.

Thank you all for continuing to support this amazing organization during this unusual time!

RETIREMENT & INVESTMENT SERVICES

Tips to navigate a volatile market

Conventional wisdom says that what goes up must come down. But even if you view market volatility as a normal occurrence, it can be tough to handle when your money is at stake. Though there's no foolproof way to handle the ups and downs of the stock market, the following common-sense tips can help:

Don't put your eggs all in one basket

Diversifying your investment portfolio is one of the key tools for trying to manage market volatility.

Focus on the forest, not on the trees

As the market goes up and down, it's easy to become too focused on day-to-day returns. Instead, keep your eyes on your long-term investing goals and your overall portfolio.

Look before you leap

Before you leap into a different investment strategy, make sure you're doing it for the right reasons. How you choose to invest your money should be consistent with your goals and time horizon.

Look for the silver lining

A down market, like every cloud, has a silver lining. The silver lining of a down market is the opportunity to buy shares of stock at lower prices.

Make dollar-cost averaging work for you

Get started as soon as possible. The longer you have to ride out the ups and downs of the market, the more opportunity you have to build a sizable investment account over time.

Don't stick your head in the sand

While focusing too much on short-term gains or losses is unwise, so is ignoring your investments. You should check your portfolio at least once a year — more frequently if the market is particularly volatile or when there have been significant changes in your life.

Don't count your chickens before they hatch

Becoming overly optimistic about investing during the good times can be as detrimental as worrying too much during the bad times. The right approach during all kinds of markets is to be realistic. Have a plan, stick with it, and strike a comfortable balance between risk and return.

Questions? Kent Johnson can help.

Kent Johnson, LUTCF, CFS* financial advisor located at Velocity Credit Union, can help you make choices during this unique and challenging time.

Kent is a licensed professional, trained to objectively analyze your investment needs and help you take control of your future with a customized financial plan.

Arrange for your complimentary visit with Kent today.

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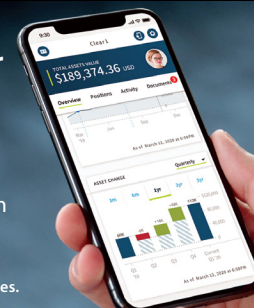


Kent Johnson

Put financial performance in your pocket.

Now you can view your investments and contact your advisor right from your mobile device** with the **Clear1 mobile app**.

**Currently available for iOS devices.



SCAN ME



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