



NEWSLETTER

535 S Dettloff • PO Box 187 • Arcadia, WI 54612
Phone: 608-323-2126 or 800-325-2126 • www.arcadiacu.com

July 2024

BUYING A HOME IN A SELLER'S MARKET

You've made the decision to buy a new home. Or maybe this is your first time. You're probably excited and can't wait to go house hunting. If the market is a "Buyer's Market," one in which supply exceeds demand, you'll have plenty of time to get your financing in order and look at as many homes as you like. But what if demand is high and supply is low? Then you're in a "Seller's Market." During a seller's market, homes sell almost as soon as they become available, often causing buyers to have bidding wars with each other. They attempt to outbid the other buyers, offering the seller more than the seller asked for.

When you find a home you love, you'll need to act fast. Sellers don't want to wait for buyers who are still working on their financing. Before you start looking at homes, take care of two things first:

1. **Get preapproved for a mortgage** – Show the seller you have your mortgage approved and you're immediately ready to close on the offer. Offers without a mortgage contingency will jump to the head of the line.

2. **Get your down payment ready** – Have paperwork showing you have proof of funds.

By getting pre-approved for your mortgage, you'll know exactly how much house you can afford as well as get a head start on most of the other buyers. Also, since you will know the maximum that you can afford, you will be able to save time by searching only for those houses in your price range. Don't even try offering less than the listed price during a seller's market – that will only get you kicked out of the running.

You might also consider writing an offer letter to the seller, explaining a little about yourself and why you love their house. Keep it short and simple; strive to make a personal connection to the seller, but not bore them. Your realtor can send this letter to the seller and their realtor with the formal offer.

Arcadia Credit Union can help you begin this journey. Talk to one of our mortgage loan officers about getting pre-approved. They will calculate how much you can afford, find the best interest rate you qualify for, and help you get to the front of the line in a Seller's Market.



SIGN UP FOR E-STATEMENTS BETWEEN JUNE 15TH - JULY 15TH FOR A CHANCE TO WIN!

We will be drawing for the following prizes:

- 4 Tickets to a MN Twins game of your choice
- 4 Tickets to Mount Olympus
- 4 rounds of golf at Pine Creek Golf Course

During the promotional period, each membership account that signs up for e-statements will automatically receive one entry into each of the three prize drawings.

These drawings, one for each promotional prize, will take place on Tuesday, July 16th.

No substitutions are permitted. Membership eligibility is required, and no payments or fees are necessary to enter. Winners need not be present to win.

WHY E-STATEMENTS?

- 1) Paper Statements can get lost in the mail, misplaced or fall into the wrong hands very easily!
- 2) E-Statements are available immediately – no waiting on the mail!
- 3) E-Statements are environmentally friendly 😊
- 4) E-Statements reduce clutter – less of a headache.
- 5) Constant availability – download your e-statement to your computer or tablet for easy reference.
- 6) They'll make you money too!! – HELLO KASASA REWARDS CHECKING.
- 7) Share with us why you love e-statements!!!

ACU EMPLOYEE ANNIVERSARIES

Thank you for everything you do.



Julie Murphy
Accounting Manager/
Supervisor
28 years



Janet Micek
Member Service
Representative
24 years



Marie Rotering
Member Service
Representative II
21 years



Karla Malagon
Consumer Loan
Processor/Collections
17 years



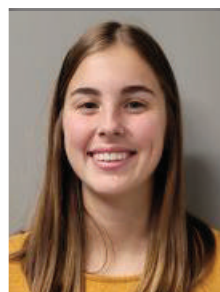
Sara Maliszewski
Executive Vice
President
8 years



Vince Wozney
Consumer Loan
Officer II
8 years



Jennifer Rotering
Member Business
Loan Officer II
5 years



Tegan Michalek
Member Service
Representative
2 years



It was a bit cold and windy ... but the Arcadia Credit Union staff still enjoyed seeing everyone at the parade! We hope you enjoyed all of the Broiler Dairy Days festivities! See you again next year.



Karla and Jenna enjoyed reading "The Berenstain Bears Visit the Credit Union" to 1st Graders in Arcadia Elementary School's Valle Dual Language program. The kids are off to a great start, knowing all about the importance of savings!

Arcadia Credit Union is a proud HOMERUN Sponsor for the Arcadia Youth Association! Pictured is our CEO Michele Roesler, presenting the check to a youth team and coach, Melissa Gamez. The AYA was created 3 years ago and strives to offer baseball and softball to our youth in Arcadia. Last year they had over 150 participants. Learn more at www.PlayArcadia.org.



Arcadia Credit Union is a proud supporter of the local Arcadia Community Food Pantry.

Food is available on the 4th Thursday of each month via the drive-thru pantry held at Bethel Lutheran Church in Arcadia, WI.



Arcadia Credit Union is a proud supporter of TC Robotics, providing students with the opportunity to explore STEM related fields for their future while in high school. 2023 was a very successful year for the team. Our recent donation will help provide support in 2024 for things such as event registration fees, robot parts, travel expenses and more!



LET US HELP PROTECT YOU FROM FUTURE VEHICLE REPAIR COSTS

When buying any vehicle, there is always a chance of having a mechanical breakdown. Mechanical breakdowns can be very expensive to repair. With a vehicle service contract from Arcadia Credit Union & Vision Warranty Corporation, you can add protection against the unexpected costs of vehicle repairs, in some cases eliminating the cost altogether.

Arcadia Credit Union offers vehicle service contracts with these features:

NATIONWIDE COVERAGE

Repairs can be completed at any licensed repair facility in the U.S.

DIRECT PAYMENT

The repair facility is paid directly with a corporate credit card on authorized claims.

WEAR AND TEAR

All plans cover ordinary wear that exceeds the manufacturer's published tolerances.

ONE DEDUCTIBLE PER VISIT

Regardless of the number of components repaired, only one deductible is paid per visit.

ADDITIONAL BENEFITS INCLUDE- Roadside assistance services, rental car reimbursement, trip interruption coverage, manufacturers deductible reimbursement and road hazard tire coverage.

Talk with a loan officer today to see what plans and options are best for you! This is an individual product offered by Arcadia Credit Union and does not require an auto loan or related service to qualify for purchase.

If you live or work in Buffalo, Chippewa, Eau Claire, Jackson, La Crosse, Trempealeau or Winona County, you're invited to become a member of the...



535 S Dettloff • PO Box 187 • Arcadia, WI 54612
Phone: 608-323-2126 or 800-325-2126 • www.arcadiacu.com

Lobby Hours:

• M-F: 8:15-4:30 • SAT: 8:15-12:00

Drive-Up Hours:

• M-W: 8:15-4:30

• TH: 8:15-5:30 • F: 7:30-5:30

• SAT: 8:15-12:00

