MONEY'S WORTH

for TFCU Members | August 2026

Buying a home just got easier with TFCU

Recent changes to the TFCU homebuying process have simplified everything from the mortgage application to closing. Whether you're buying your first home or your fifth, here are a few new things you can expect from TFCU's real estate lending team.

Applying for a mortgage is easier. At TFCU, mortgage applications are processed by people, not computer systems. The application itself is digital, which keeps things moving quickly, but a dedicated lender will assist you from start to finish. That single point of contact means quality service from someone who knows you and your goals. Want to check your loan's progress? Track it online anytime or reach out to your lender directly with questions.

A wider range of loan options. No two homebuyers are alike, so TFCU expanded its lending menu to match. New specialty programs offer more paths to homeownership, from tribal home loans to flexible construction loans at competitive rates. Buyers shopping for existing homes will find more options too.

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Shorter application-to-close times. A mortgage that once took months to close now takes an average of 21 days, meaning you spend less time waiting and more time planning your move. Faster closings haven't come at the cost of service, just less paperwork sitting between you and your new home.

Same great service. TFCU built its reputation on taking care of members, and that hasn't changed. You can expect a response to lending inquiries within one business day, along with the same expertise and attention to closing costs members have always counted on. The process is faster and the options are wider, but the service behind them is the same. ■

Article by Tina Herndon,
TFCU Senior Financial Educator

TFCU events

Shred Day: August 8, 2026

OKC, North Rockwell branch, 13300 N. Rockwell Ave. | 8:30 - 11:30 a.m.
Limit the amount of paper to no more than three boxes (approximately 18x12x12 inches) per car.

Drop-in financial coaching: August 14, 2026

OKC, Capitol Hill branch, 2315 S. Western Ave. | 9 a.m. - 5 p.m.
Meet TFCU's financial coaches for free, one-on-one support and guidance.

OKC area Member Appreciation Day: August 22, 2026

Oklahoma City Zoo | 5:30 - 9:30 p.m.
Free for members. Limit four tickets per member.

Shred Day: August 29, 2026

OKC, Metro Tech branch, 1800 Springlake Dr., Ste. 200 | 8:30 - 11:30 a.m.
Limit the amount of paper to no more than three boxes (approximately 18x12x12 inches) per car.

Your home's next chapter

Your home is full of heartwarming memories, such as your children's first steps, holiday parties and birthday celebrations. If you plan to keep your home in the family by passing it on to your children, open communication now helps your loved ones honor your wishes and make informed decisions about what comes next. Starting the conversation early also gives you a fuller, more realistic picture of what suits your family best.

Exploring the path forward. Transferring ownership involves logistics, like whether your family will own the home outright or take on an existing mortgage. Living in the home or keeping it as a rental also comes with costs, including property taxes, insurance and maintenance. Federal estate taxes generally apply only at the highest wealth levels, though a few states impose estate or inheritance taxes.

Consider available strategies. The right approach depends on your needs but common options include:

- **Direct transfers.** Ownership passes by deed, with options that take effect during your lifetime or at your death. Adding an adult or child to the deed while you're living means their financial or legal circumstances could affect the home, and the transfer may count as a gift for tax purposes.
- **LLCs.** Depending on your state's laws, you can place your home in a limited liability company (LLC) as part of your transfer plan, keeping at least 51% ownership and naming your children as members. LLCs offer flexibility and potential tax benefits but they can be costly to set up and maintain.
- **Trusts.** A trust outlines how the property will be transferred, held and managed, and can be less expensive than an LLC. There are many types, so consult an estate attorney.

Whatever path you choose, keep the conversation open with your family. Passing down a home is about more than just paperwork. Ensuring your loved ones understand your wishes can help them plan with confidence when the time comes.

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TFCU FINANCIAL ADVISORS

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