

Home Equity Early Disclosure

IMPORTANT TERMS OF OUR HOME EQUITY LINE OF CREDIT PLAN

This disclosure contains important information about our Home Equity Line of Credit Plan. You should read it carefully and keep a copy for your records.

AVAILABILITY OF TERMS: All of the terms described below are subject to change. If these terms change (other than the annual percentage rate) and you decide, as a result, not to enter into an agreement with us, you are entitled to a refund of any fees that you pay to us or anyone else in connection with your application.

SECURITY INTEREST: We will take a security interest in your home. You could lose your home if you do not meet the obligations in your agreement with us.

POSSIBLE ACTIONS: We can terminate your line, require you to pay us the entire outstanding balance in one payment, and charge you certain fees, if (1) you engage in fraud or material misrepresentation in connection with the plan; (2) you do not meet the repayment terms of this plan, or (3) your action or inaction adversely affects the collateral or our rights in the collateral.

We can refuse to make additional extensions of credit or reduce your credit limit if (1) any reasons mentioned above exist; (2) the value of the dwelling securing the line declines significantly below its appraised value for purposes of the line; (3) we reasonably believe that you will not be able to meet the repayment requirements due to a material change in your financial circumstances; (4) you are in default of a material obligation of the agreement; (5) government action prevents us from imposing the annual percentage rate provided for in the agreement; (6) the priority of our security interest is adversely affected by government action to the extent that the value of the security interest is less than 120 percent of the credit line; (7) a regulatory agency has notified us that continued advances would constitute an unsafe and unsound business practice, or (8) the maximum annual percentage rate is reached.

MINIMUM PAYMENT REQUIREMENTS: You can obtain credit advances for 10 years. This period is called the "draw period." At our option, we may renew or extend the draw period. The length of the repayment period will depend on the outstanding balance at the end of the draw period and changes in the interest rate, if applicable, but will never be greater than 10 years.

During the draw period your monthly payment will equal the finance charges (interest) that accrued on the outstanding balance during the preceding month. Your payment will include any amounts past due and any amount by which you have exceeded your credit limit, and all other charges.

At the beginning of the repayment period we will recalculate your payment. Your payment will be set to repay the balance at the current annual percentage rate over 10 years. During the repayment period the payments will be due monthly. Your minimum monthly payment will equal 1/120th of the balance that was outstanding at the end of the draw period plus the finance charges that have accrued on the outstanding balance during the preceding month. Your payment will include any

amounts past due and any amount by which you have exceeded your credit limit and all other charges.

MINIMUM PAYMENT EXAMPLE: If you made only the minimum monthly payment and took no other credit advances it would take 20 years to pay off a credit advance of \$10,000 at an **ANNUAL PERCENTAGE RATE** of 7.25%. During that period, you would make 120 payments of \$55.62 to \$61.58, followed by 119 payments of \$84.33 to \$144.93 and one (1) final payment of \$81.85.

FEES AND CHARGES: In order to open, use and maintain a line of credit plan, you must pay the following fees to us:

Annual Fee: \$50.00 (Due on each anniversary date-only during the draw period)

Flood Zone Determination Fee: \$11.00 (Due at closing)

Minimum Advance Amount Fee: We will charge your account \$15.00 if you request an advance for less than the minimum advance amount permitted under this Agreement. (Due at the time of a requested advance for less than \$300.00)

You must pay certain fees to third parties to open the plan. These fees generally total between \$675.00 and \$1,275.00. If you ask, we will provide you with an itemization of the fees you will have to pay third parties.

FEE REIMBURSEMENT: The Lender may pay third party fees on the Borrower(s) behalf. However, if the Borrower closes out the Plan within 36 months of account opening, the Borrower will be liable to reimburse the Lender for the bona-fide third party fees paid on the Borrower(s) behalf, as permitted by applicable law.

PROPERTY INSURANCE: You must carry insurance on the property that secures this plan. If the property is located in a Special Flood Hazard Area we will require you to obtain flood insurance if it is available.

REFUNDABILITY OF FEES: If you decide not to enter into this plan within three business days of receiving this disclosure and the home equity brochure, you are entitled to a refund of any fee you may have already paid.

TRANSACTION REQUIREMENTS: The minimum credit advance that you can receive is \$300.00 for each advance.

TAX DEDUCTIBILITY: You should consult a tax advisor regarding the deductibility of interest and charges for the plan.

VARIABLE RATE FEATURE: This plan has a variable rate feature and the annual percentage rate (corresponding to the periodic rate) and the minimum payment may change as a result. The annual percentage rate includes only interest and no other costs. The annual percentage rate is based on the value of an index. The index is the Prime Rate published in the Money Rates column of *The Wall Street Journal*. When a range of rates has been published the highest rate will be used as of the last day of the month. To determine the annual percentage rate that will apply to your account, we add a margin to the value of the Index. Ask us for the

current index value, margin and annual percentage rate. After you open a plan, rate information will be provided on periodic statements that we send you.

RATE CHANGES: The annual percentage rate can change on the first day of each month. There is no limit on the amount by which the annual percentage rate can change during any one year period. The maximum **ANNUAL PERCENTAGE RATE** that can apply is 16.0% or the maximum permitted by law, whichever is less. However, under no circumstances will your **ANNUAL PERCENTAGE RATE** go below 3.0% at any time during the term of the plan.

FIXED RATE CONVERSION OPTION: During the draw period, this plan has a fixed rate option (the "option") which you may exercise up to 10 times with no more than 3 fixed rate option requests in any one year period. You may not have more than 3 fixed/locked portions at any one time. We may charge you a Rate Lock Fee of \$50.00 each time you exercise the fixed rate option. This fee is a FINANCE CHARGE. (If you exercise the option during the 1st year of the Plan, we will waive the first Rate Lock Fee)

At the time that you exercise this option, that portion of your balance will have a fixed rate. You may exercise the option during the first 10 years of the plan inception and therefore have different "Fixed Rate Loan Portions." You may not exercise the option if your credit limit will be exceeded. Your credit limit will apply to the combined total of all amounts owing under the variable and fixed rate features. All future advances will be at the current variable rate according to the terms disclosed above, unless another option is exercised.

When you exercise the option, the interest rate will be fixed on the balance you elect until that balance is repaid. Your fixed interest rate will be equal to the value of the Prime Rate published in the *Wall Street*

Journal at the time you exercise the option, plus a margin to be determined at the time that you exercise a fixed rate option.

If you elect the option, your minimum payment will be calculated separately from the minimum payment on your variable rate and other fixed rate loan portions. Your minimum payment will be set to repay the balance, at the applicable fixed rate within a payoff period of: 0-36 months; 37-60 months or 61-120 months. The payoff period will always be shorter of the payoff period or the time remaining to the end of the draw period. Your payment will include all amounts past due and all other charges.

MAXIMUM RATE AND PAYMENT EXAMPLES: During the draw period, if you had an outstanding balance of \$10,000, the minimum payment at the maximum **ANNUAL PERCENTAGE RATE** of 16.0% would be \$135.89. This annual percentage rate could be reached at the time of the 1st payment.

During the repayment period, if you had an outstanding balance of \$10,000, the minimum payment at the maximum **ANNUAL PERCENTAGE RATE** of 16.0% would be \$219.24. This annual percentage rate could be reached at the time of the 1st payment.

HISTORICAL EXAMPLE: The following table shows how the annual percentage rate and the minimum payments for a single \$10,000 credit advance would have changed based on changes in the index over the past 15 years. The index values are as of the last business day of January of each year. While only one payment per year is shown, payments may have varied during each year. The table assumes that no additional credit advances were taken, that only the minimum payments were made, and that the rate remained constant during each year. It does not necessarily indicate how the index or your payments will change in the future.

WALL STREET JOURNAL PRIME RATE INDEX TABLE

Year (as of the last business day of January)	Index (Percent)	Margin ⁽¹⁾ (Percent)	ANNUAL PERCENTAGE RATE	Monthly Payment (Dollars)
2011.....	3.250	-0.250	3.000	\$25.48
2012.....	3.250	-0.250	3.000	\$25.48
2013.....	3.250	-0.250	3.000	\$25.48
2014.....	3.250	-0.250	3.000	\$25.48
2015.....	3.250	-0.250	3.000	\$25.48
2016.....	3.500	-0.250	3.250	\$27.60
2017.....	3.750	-0.250	3.500	\$29.73
2018.....	4.500	-0.250	4.250	\$36.10
2019.....	5.500	-0.250	5.250	\$44.59
2020.....	4.750	-0.250	4.500	\$38.22
2021.....	3.250	-0.250	3.000	\$108.83
2022.....	3.250	-0.250	3.000	\$106.28
2023.....	7.500	-0.250	7.250	\$132.61
2024.....	8.500	-0.250	8.250	\$132.39
2025.....	7.500	-0.250	7.250	\$120.29

⁽¹⁾ This is a margin we have used recently; your margin may be different.