

IMPORTANT TERMS of our HOME EQUITY LINE OF CREDIT

THIS DISCLOSURE CONTAINS INFORMATION ABOUT OUR HOME EQUITY LINE OF CREDIT. YOU SHOULD READ IT CAREFULLY AND KEEP THIS COPY FOR YOURSELF.

Availability of Terms

All 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 you paid to us or anyone else in connection with your application.

Security Interest

We will take a Mortgage/Deed of Trust on your home ("Security Property"). You could lose your home if you do not meet certain obligations in your agreement with us.

Possible Actions

Termination

If you fail to meet the terms of repayment, or if you act or fail to act in a way that adversely affects our security interest or other rights in the Security Property, or if you have committed fraud or made a material misrepresentation in connection with the account, we may, subject to the governing law, terminate the plan, require payment in full of the entire outstanding balance in a single payment, or cause the Security Property to be sold and the proceeds of such sale to be applied to your obligation to us. You agree to pay any reasonable costs of protecting, retaking, repairing, or selling the Security Property.

Suspension

Your right to request additional advances may be suspended, or your maximum credit limit reduced, at our option, in the following instances: (1) you fail to make the scheduled payments due to us; (2) you fail to make timely payments to the holders of Mortgages/Deeds of Trust senior to ours; (3) you fail to pay real property taxes prior to delinquency; (4) you fail to maintain the required property insurance; (5) the value of the Security Property declines significantly below the appraised value upon which we relied in approving your application; (6) we reasonably believe that your ability to meet your payment obligations is impaired because of a material change in your financial circumstances; (7) governmental action precludes our imposing the interest rate provided herein or adversely affects the priority of our security interest such that the value of our interest is less than 120.00% of your maximum credit limit; (8) the maximum interest rate under this plan is reached; or (9) government regulatory authorities find that further advances under this plan constitute an unsafe and unsound practice. When the condition which caused the suspension of advances or reduction of your maximum credit limit no longer exists, the original terms of your agreement will be reinstated. You understand that if your right to request additional advances is suspended or your maximum credit limit is reduced, you still owe us whatever sums you have already borrowed, all other charges under your agreement and applicable Finance Charges.

Home Equity Plans

We offer two (2) Home Equity Line of Credit plans. Our **Plan 1 – No Introductory Rate** plan has a variable rate feature, and provides for interest-only minimum payments during the draw period and fully-amortized payments during the repayment period. Our **Plan 2 – With Introductory Rate** plan has an initial discount introductory rate, followed by a variable rate feature, and provides for interest-only minimum payment during the draw period and fully-amortized payments during the repayment period. Not all applicants may qualify for all plans.

Minimum Payment Requirements

You can obtain credit advances for 120 months (the draw period). Your Minimum Periodic Payment will be established at the close of each billing cycle at an amount equal to all accrued yet unpaid Finance Charges due, subject to the lesser of \$100.00 or your account balance.

After the draw period ends, you will no longer be able to obtain credit advances, and you must repay your outstanding account balance (the repayment period). The length of the repayment period will in no event exceed 180 months. During the repayment period, will be established on the first day of the repayment period, and any subsequent change in the interest rate, to the amount necessary to fully amortize your then outstanding account balance by the agreement maturity date.

Minimum Payment Requirements – All Plans

Plan 1 – No Introductory Rate

If you made only the minimum payments and took no other credit advances, it would take 300 months to pay off a credit advance of \$10,000.00 at an **ANNUAL PERCENTAGE RATE** of 9.24%. During that period, you would make 120 monthly payments of \$100.00, followed by 179 monthly payments of \$56.47, and a final payment of \$57.47.

Plan 2 – With Introductory Rate

If you made only the minimum payments and took no other credit advances, it would take 300 months to pay off a credit advance of \$10,000.00 at an **ANNUAL PERCENTAGE RATE** of 9.24%. During that period, you would make 120 monthly payments of \$100.00, followed by 179 monthly payments of \$56.47, and a final payment of \$57.47.

Fees and Charges

You may have to pay certain fees to third parties in order to open a line of credit. These fees generally total \$1,000.00 to \$2,500.00. If you ask, we will give you an itemization of the fees you may have to pay to third parties.

Insurance

You must carry insurance on the property that secures this plan. As a condition of obtaining credit, we will not require you to provide such insurance in an amount that exceeds the replacement value of the Security Property.

Minimum Draw Requirements

The minimum initial credit advance you can receive is \$30,000.00.

Tax Deductibility

You should consult a tax advisor regarding the deductibility of interest and charges for the line of credit.

Variable Rate

Plan 1 – No Introductory Rate. These plans have a variable-rate feature and the Annual Percentage Rate (corresponding to the periodic rate), and the amount of your regularly scheduled payments can 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 highest Prime Rate as published in the Money Rates Section of The Wall Street Journal in effect on the last day of each calendar month. To determine the Annual Percentage Rate that will apply to your line of credit, we add a margin to the value of the index. Ask us for the current index value, your margin, and Annual Percentage Rate. After you open a line of credit, rate information will be provided in periodic statements that we send you.

Plan 2 – With Introductory Rate. After the expiration of the Introductory Rate period, these plans will have a variable-rate feature and the Annual Percentage Rate (corresponding to the periodic rate), and the amount of your regularly scheduled payments can 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 highest Prime Rate as published in the Money Rates Section of The Wall Street Journal in effect on the day the Introductory Rate period expires, and subsequently on the last day of each calendar month. To determine the Annual Percentage Rate that will apply to your line of credit, we add a margin to the value of the index. Ask us for the current index value, discount, your margin, and Annual Percentage Rate. After you open a line of credit, rate information will be provided in periodic statements that we send you.

Introductory Rate

For **Plan 2 – With Introductory Rate** plans, for the 6-month period immediately following the date of agreement, the **ANNUAL PERCENTAGE RATE** that will apply to your account will be 5.99%*. Upon the expiration of the Introductory Rate period, your account will be subject to the Variable Rate provisions described herein. The initial Annual Percentage Rate is not based on the index and margin used for later adjustments.

*This represents an introductory rate that we have recently used.

Rate Changes

Plan 1 – No Introductory Rate

Your Annual Percentage Rate can change on the 1st day of each calendar month. Subject to the minimum and maximum rates that can apply at any time to your account, there is no limit by which your interest rate can increase or decrease in any one-year period.

The minimum **ANNUAL PERCENTAGE RATE** is the sum equal to your initial rate minus one-half of one percentage point (-0.50%). The maximum **ANNUAL PERCENTAGE RATE** at any time is the lesser of: (i) a sum equal to your initial interest rate plus six percentage points (6.00%); or (ii) eighteen percent 18.00%.

Ask us for the specific rate limitations that will apply to your line of credit.

Plan 2 – With Introductory Rate

Your Annual Percentage Rate can change on the date the introductory rate period expires, and subsequently, on the 1st day of each calendar month thereafter. Subject to the minimum and maximum rates that can apply at any time to your account, there is no limit by which your interest rate can increase or decrease in any one-year period.

The minimum **ANNUAL PERCENTAGE RATE** at any time is a sum equal to your initial non-introductory rate (this is, the rate that would have been in effect if not for the introductory rate) minus one-half of one percentage point (-0.50%). The maximum **ANNUAL PERCENTAGE RATE** at any time is the lesser of: (i) a sum equal to your initial interest rate plus six percentage points (6.00%); or (ii) eighteen percent 18.00%.

Ask us for the specific rate limitations that will apply to your line of credit.

Maximum Rate and Payment Examples

Plan 1 – No Introductory Rate

If you had an outstanding balance of \$10,000.00 during the draw period, the minimum payment at the maximum **ANNUAL PERCENTAGE RATE** of 15.24% would be \$133.47. This Annual Percentage Rate could be reached during the 2nd month of the draw period.

If you had an outstanding balance of \$10,000.00 during the repayment period, the minimum payment at the maximum **ANNUAL PERCENTAGE RATE** of 15.24% would be \$180.47. This Annual Percentage Rate could be reached during the 1st month of the repayment period.

Plan 2 – With Introductory Rate

If you had an outstanding balance of \$10,000.00 during the draw period, the minimum payment at the maximum **ANNUAL PERCENTAGE RATE** of 15.24% would be \$133.47. This Annual Percentage Rate could be reached during the 7th month of the draw period.

If you had an outstanding balance of \$10,000.00 during the repayment period, the minimum payment at the maximum **ANNUAL PERCENTAGE RATE** of 15.24% would be \$180.47. This Annual Percentage Rate could be reached during the 1st month of the repayment period.

Historical Example

The following table shows how the Annual Percentage Rate and the monthly payments for a single \$10,000.00 credit advance would have changed based on changes in the index since 2010. The index is from the Money Rates Section of The Wall Street Journal and is calculated on the first business day of June of each year. While only one payment amount per year is shown, payments may have varied during the 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 the year. It does not necessarily indicate how the index or your payments will change in the future.

Year	Index	Margin(1)	ANNUAL PERCENTAGE RATE		Payment Period	Minimum Payment	
			(2)	(3)		(2)	(3)
2010	3.25	0.74	3.99%	5.99%(4)	DRAW	\$100.00(5)	\$100.00(5)
2011	3.25	0.74	3.99%	3.99%	DRAW	\$100.00(5)	\$100.00(5)
2012	3.25	0.74	3.99%	3.99%	DRAW	\$100.00(5)	\$100.00(5)
2013	3.25	0.74	3.99%	3.99%	DRAW	\$100.00(5)	\$100.00(5)
2014	3.25	0.74	3.99%	3.99%	DRAW	\$100.00(5)	\$100.00(5)
2015	3.25	0.74	3.99%	3.99%	DRAW	\$100.00(5)	\$100.00(5)
2016	3.50	0.74	4.24%	4.24%	DRAW	\$100.00(5)	\$100.00(5)
2017	4.00	0.74	4.74%	4.74%	DRAW	\$100.00(5)	\$100.00(5)
2018	4.75	0.74	5.49%	5.49%	DRAW	\$100.00(5)	\$100.00(5)
2019	5.50	0.74	6.24%	6.24%	DRAW	\$100.00(5)	\$100.00(5)
2020	3.25	0.74	3.99%	3.99%	REPAYMENT	\$1.96	\$4.16
2021	3.25	0.74	3.99%	3.99%	REPAYMENT	\$1.96	\$4.16
2022	4.00	0.74	4.74%	4.74%	REPAYMENT	\$2.05	\$4.35
2023	8.25	0.74	8.99%	8.99%	REPAYMENT	\$2.57	\$5.43
2024	8.50	0.74	9.24%	9.24%	REPAYMENT	\$2.59	\$5.49

- (1) This represents a margin (which we have recently used).
- (2) This represents the Annual Percentage Rate and Minimum Payment for our lines of credit with an introductory rate.
- (3) This represents the Annual Percentage Rate and Minimum Payment for our lines of credit without an introductory rate.
- (4) This represents the introductory rate.
- (5) This represents the \$100.00 minimum payment amount.