

## IMPORTANT TERMS of our HOME EQUITY LINES OF CREDIT

**THIS DISCLOSURE CONTAINS INFORMATION ABOUT OUR HOME EQUITY LINES OF CREDIT. THE TERMS FOR ALL PLANS ARE THE SAME EXCEPT FOR WHERE OTHERWISE INDICATED. 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 Deed of Trust/Mortgage 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 Deeds of Trust/Mortgages 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% of your maximum credit limit; (8) the maximum interest rate under the 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 six (6) variable-rate Home Equity Line of Credit plans. The Plans differ based on the minimum payment calculation during the draw period. Plans 1 - 3 provide for minimum monthly payments equal to the greater of 1.00% of Your then unpaid balance or all accrued but unpaid Finance Charges incurred during the billing cycle, subject to the lesser of \$50.00 or Your Variable Rate balance. Plans 4 - 6 provide for minimum monthly payments equal to all accrued yet unpaid Finance Charges due, subject to the lesser of \$50.00 or Your unpaid Account balance.

The pricing structure for these plans will be determined by the combined loan-to-value (CLTV) ratio for your loan (the sum of the current outstanding debts secured by liens against the Security Property plus the home equity line of credit maximum credit limit established for your loan, divided by the value of the Security Property), and intended use of the initial advance under the Line Of Credit: (1) 80.00% CLTV and less (Plans 1 & 4); (2) 80.01% to 89.90% CLTV (Plans 2 & 5); and (3) Purchase Money Line Of Credit, 89.90% and less CLTV (Plans 3 & 6). Not all applicants may qualify for all Plans.

### Minimum Payment Requirements

#### Plans 1 - 3

You can obtain credit advances for 120 months (the draw period). During the draw period, payments will be due on a monthly basis. Your minimum monthly payment for variable rate balances will be established at the close of each billing cycle at an amount equal to the greater of 1.00% of Your then unpaid balance or all accrued but unpaid Finance Charges incurred during the billing cycle, subject to the lesser of \$50.00 or your variable rate balance.

After the draw period ends, you will no longer be able to obtain credit advances and you must repay the outstanding balance (the repayment period). The length of the repayment period will depend on the date and the amount of your last advance but in no event will exceed 180 months. During the repayment period, your minimum monthly payment for variable rate balances will be established on the first day of the repayment period or subsequent change in interest rate to the amount necessary to fully amortize your then unpaid balance by the agreement maturity date, subject to the lesser of \$50.00 or your variable rate balance.

The sum of the minimum periodic payments due for both variable rate and, if applicable, fixed-rate balance(s) is the amount you owe for the billing cycle being accounted for.

#### Plans 4 - 6

You can obtain credit advances for 120 months (the draw period). During the draw period, payments will be due on a monthly basis. Your minimum monthly payment for variable rate balances 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 \$50.00 or Your Variable Rate balance.

After the draw period ends, you will no longer be able to obtain credit advances and you must repay the outstanding balance (the repayment period). The length of the repayment period will depend on the date and the amount of your last advance but in no event will exceed 180 months. During the repayment period, your minimum monthly payment for variable rate balances will be established on the first day of the repayment period or subsequent change in interest rate to the amount necessary to fully amortize your then unpaid balance by the agreement maturity date, subject to the lesser of \$50.00 or your variable rate balance.

The sum of the minimum periodic payments due for both variable rate and, if applicable, fixed-rate balance(s) is the amount you owe for the billing cycle being accounted for.

### Minimum Payment Examples

#### Plan 1

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 7.99%. During that period, you would make 120 monthly payments varying between \$100.00 and \$67.15, followed by 179 monthly payments of \$63.92 and a final payment of \$64.92.

### **Plan 2**

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 8.95%. During that period, you would make 120 monthly payments varying between \$100.00 and \$73.88 followed by 179 monthly payments of \$74.52 and a final payment of \$75.52.

### **Plan 3**

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 9.00%. During that period, you would make 120 monthly payments varying between \$100.00 and \$74.25, followed by 179 monthly payments of \$75.12 and a final payment of \$76.12.

### **Plan 4**

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 7.99%. During that period, you would make 120 monthly payments of \$74.92, followed by 179 monthly payments of \$101.37 and a final payment of \$102.37.

### **Plan 5**

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 8.90%. During that period, you would make 120 monthly payments of \$74.17, followed by 179 monthly payments of \$100.84 and a final payment of \$101.84.

### **Plan 6**

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 9.00%. During that period, you would make 120 monthly payments of \$75.01, followed by 179 monthly payments of \$101.43 and a final payment of \$102.43.

### **Fees And Charges**

To open and maintain a line of credit, you must also pay certain fees to third parties. These fees generally total from \$0.00 to \$1,500.00. If you ask, we will give you an itemization of the fees you will have to pay to third parties.

### **Insurance**

You must carry insurance on the property that secures this plan.

### **Minimum Draw And Balance Requirements**

The minimum credit advance you can receive by using a Convenience Check is \$500.00.

### **Tax Deductibility**

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

### **Variable Rate Feature**

This plan has a Variable Rate feature, and as a result, the Annual Percentage Rate (corresponding to the periodic rate), the number of the regularly scheduled payments during the draw period and the amount of your scheduled payments during the repayment period 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 25th day of each month of each year. 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, margin and Annual Percentage Rate. After you open a line of credit, rate information will be provided in periodic statements that we send you.

### **Fixed-Rate Conversion Option**

During the draw period, Variable Rate account balance(s) that are at least equal to \$10,000.00 can be converted to a fixed rate by paying a \$50.00 conversion fee **FINANCE CHARGE** at the time of such conversion. You may exercise the option to convert an indefinite number of times (subject to one such conversion in any 12-consecutive-month period and a maximum of two fixed-rate balances outstanding at any one time), and the rate that you receive will be based upon our lending practices in effect at the time of conversion. The applicable minimum monthly payment, daily periodic rate and corresponding annual percentage rate will be disclosed to you at that time in the separate Fixed-Rate Conversion Request form.

### **Rate Changes**

Your Annual Percentage Rate can change monthly. There is no limit on the amount by which the interest rate can change during any one-year period other than the maximum and minimum Annual Percentage Rates that can apply at any time to this account. The maximum **ANNUAL PERCENTAGE RATE** at any time is 18.00%. The minimum **ANNUAL PERCENTAGE RATE** at any time is 4.00%.

### **Maximum Rate And Payment Examples**

#### **Plan 1**

If you had an outstanding balance of \$10,000.00 during the draw period, the minimum payment at the maximum **ANNUAL PERCENTAGE RATE** of 18.00% would be \$150.02. This Annual Percentage Rate could be reached during the 1st 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 18.00% would be \$293.08. This Annual Percentage Rate could be reached during the 1st month of the repayment period.

#### **Plan 2**

If you had an outstanding balance of \$10,000.00 during the draw period, the minimum payment at the maximum **ANNUAL PERCENTAGE RATE** of 18.00% would be \$150.02. This Annual Percentage Rate could be reached during the 1st 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 18.00% would be \$293.08. This Annual Percentage Rate could be reached during the 1st month of the repayment period.

#### **Plan 3**

If you had an outstanding balance of \$10,000.00 during the draw period, the minimum payment at the maximum **ANNUAL PERCENTAGE RATE** of 18.00% would be \$150.02. This Annual Percentage Rate could be reached during the 1st 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 18.00% would be \$293.08. This Annual Percentage Rate could be reached during the 1st month of the repayment period.

#### **Plan 4**

If you had an outstanding balance of \$10,000.00 during the draw period, the minimum payment at the maximum **ANNUAL PERCENTAGE RATE** of 18.00% would be \$150.02. This Annual Percentage Rate could be reached during the 1st 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 18.00% would be \$161.06. This Annual Percentage Rate could be reached during the 1st month of the repayment period.

**Plan 5**

If you had an outstanding balance of \$10,000.00 during the draw period, the minimum payment at the maximum **ANNUAL PERCENTAGE RATE** of 18.00% would be \$150.02. This Annual Percentage Rate could be reached during the 1st 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 18.00% would be \$161.06. This Annual Percentage Rate could be reached during the 1st month of the repayment period.

**Plan 6**

If you had an outstanding balance of \$10,000.00 during the draw period, the minimum payment at the maximum **ANNUAL PERCENTAGE RATE** of 18.00% would be \$150.02. This Annual Percentage Rate could be reached during the 1st 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 18.00% would be \$161.06. 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 2011. The index is from The Wall Street Journal and is calculated on the first business day of April 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.

<b>Plan 1</b>					
Year	Index	Margin	<b>ANNUAL PERCENTAGE RATE</b>	Payment Period	Minimum Payment
			(2)		(2)
2011	3.25	0.49	4.00% (3)	DRAW	\$100.00
2012	3.25	0.49	4.00% (3)	DRAW	\$92.29
2013	3.25	0.49	4.00% (3)	DRAW	\$85.17
2014	3.25	0.49	4.00% (3)	DRAW	\$78.60
2015	3.25	0.49	4.00% (3)	DRAW	\$72.54
2016	3.50	0.49	4.00% (3)	DRAW	\$66.94
2017	4.00	0.49	4.49%	DRAW	\$61.78
2018	4.75	0.49	5.24%	DRAW	\$57.30
2019	5.50	0.49	5.99%	DRAW	\$53.54
2020	3.25	0.49	4.00% (3)	DRAW	\$50.00 (4)
2021	3.25	0.49	4.00% (3)	REPAYMENT	\$50.00 (4)
2022	3.50	0.49	4.00% (3)	REPAYMENT	\$50.00 (4)
2023	8.00	0.49	8.49%	REPAYMENT	\$50.00 (4)
2024	8.50	0.49	8.99%	REPAYMENT	\$50.00 (4)
2025	7.50	0.49	7.99%	REPAYMENT	\$50.00 (4)

(1) This represents a margin which we have recently used.

(2) This represents the Annual Percentage Rate and Minimum Payments.

(3) This represents the minimum interest rate.

(4) This represents the \$50.00 minimum payment.

<b>Plan 2</b>					
Year	Index	Margin	<b>ANNUAL PERCENTAGE RATE</b>	Payment Period	Minimum Payment
			(2)		(2)
2011	3.25	1.45	4.70%	DRAW	\$100.00
2012	3.25	1.45	4.70%	DRAW	\$92.94
2013	3.25	1.45	4.70%	DRAW	\$86.38
2014	3.25	1.45	4.70%	DRAW	\$80.28
2015	3.25	1.45	4.70%	DRAW	\$74.61
2016	3.50	1.45	4.95%	DRAW	\$69.34
2017	4.00	1.45	5.45%	DRAW	\$64.61
2018	4.75	1.45	6.20%	DRAW	\$60.50
2019	5.50	1.45	6.95%	DRAW	\$57.09
2020	3.25	1.45	4.70%	DRAW	\$54.27
2021	3.25	1.45	4.70%	REPAYMENT	\$50.00 (4)
2022	3.50	1.45	4.95%	REPAYMENT	\$50.00 (4)
2023	8.00	1.45	9.45%	REPAYMENT	\$50.00 (4)
2024	8.50	1.45	9.95%	REPAYMENT	\$50.00 (4)
2025	7.50	1.45	8.95%	REPAYMENT	\$50.00 (4)

(1) This represents a margin which we have recently used.

(2) This represents the Annual Percentage Rate and Minimum Payments.

(3) This represents the minimum interest rate.

(4) This represents the \$50.00 minimum payment.

**Plan 3**

Year	Index	Margin	ANNUAL PERCENTAGE RATE	Payment Period	Minimum Payment
			(2)		
2011	3.25	1.50	4.75%	DRAW	\$100.00
2012	3.25	1.50	4.75%	DRAW	\$92.99
2013	3.25	1.50	4.75%	DRAW	\$86.47
2014	3.25	1.50	4.75%	DRAW	\$80.40
2015	3.25	1.50	4.75%	DRAW	\$74.76
2016	3.50	1.50	5.00%	DRAW	\$69.52
2017	4.00	1.50	5.50%	DRAW	\$64.81
2018	4.75	1.50	6.25%	DRAW	\$60.72
2019	5.50	1.50	7.00%	DRAW	\$57.32
2020	3.25	1.50	4.75%	DRAW	\$54.52
2021	3.25	1.50	4.75%	REPAYMENT	\$50.00 (3)
2022	3.50	1.50	5.00%	REPAYMENT	\$50.00 (3)
2023	8.00	1.50	9.50%	REPAYMENT	\$50.00 (3)
2024	8.50	1.50	10.00%	REPAYMENT	\$50.00 (3)
2025	7.50	1.50	9.00%	REPAYMENT	\$50.00 (3)

(1) This represents a margin which we have recently used.

(2) This represents the Annual Percentage Rate and Minimum Payments.

(3) This represents the \$50.00 minimum payment.

**Plan 4**

Year	Index	Margin	ANNUAL PERCENTAGE RATE	Payment Period	Minimum Payment
			(2)		
2011	3.25	0.49	4.00% (3)	DRAW	\$50.00 (4)
2012	3.25	0.49	4.00% (3)	DRAW	\$50.00 (4)
2013	3.25	0.49	4.00% (3)	DRAW	\$50.00 (4)
2014	3.25	0.49	4.00% (3)	DRAW	\$50.00 (4)
2015	3.25	0.49	4.00% (3)	DRAW	\$50.00 (4)
2016	3.50	0.49	4.00% (3)	DRAW	\$50.00 (4)
2017	4.00	0.49	4.49%	DRAW	\$50.00 (4)
2018	4.75	0.49	5.24%	DRAW	\$50.00 (4)
2019	5.50	0.49	5.99%	DRAW	\$50.00 (4)
2020	3.25	0.49	4.00% (3)	DRAW	\$50.00 (4)
2021	3.25	0.49	4.00% (3)	REPAYMENT	\$58.30
2022	3.50	0.49	4.00% (3)	REPAYMENT	\$58.30
2023	8.00	0.49	8.49%	REPAYMENT	\$75.13
2024	8.50	0.49	8.99%	REPAYMENT	\$77.02
2025	7.50	0.49	7.99%	REPAYMENT	\$73.51

(1) This represents a margin which we have recently used.

(2) This represents the Annual Percentage Rate and Minimum Payments.

(3) This represents the minimum interest rate.

(4) This represents the \$50.00 minimum payment.

**Plan 5**

Year	Index	Margin	ANNUAL PERCENTAGE RATE	Payment Period	Minimum Payment
			(2)		
2011	3.25	1.40	4.65%	DRAW	\$50.00 (3)
2012	3.25	1.40	4.65%	DRAW	\$50.00 (3)
2013	3.25	1.40	4.65%	DRAW	\$50.00 (3)
2014	3.25	1.40	4.65%	DRAW	\$50.00 (3)
2015	3.25	1.40	4.65%	DRAW	\$50.00 (3)
2016	3.50	1.40	4.90%	DRAW	\$50.00 (3)
2017	4.00	1.40	5.40%	DRAW	\$50.00 (3)
2018	4.75	1.40	6.15%	DRAW	\$50.00 (3)
2019	5.50	1.40	6.90%	DRAW	\$51.36
2020	3.25	1.40	4.65%	DRAW	\$50.00 (3)
2021	3.25	1.40	4.65%	REPAYMENT	\$67.55
2022	3.50	1.40	4.90%	REPAYMENT	\$68.61
2023	8.00	1.40	9.40%	REPAYMENT	\$87.96
2024	8.50	1.40	9.90%	REPAYMENT	\$90.13
2025	7.50	1.40	8.90%	REPAYMENT	\$86.10

(1) This represents a margin which we have recently used.

(2) This represents the Annual Percentage Rate and Minimum Payments.

(3) This represents the \$50.00 minimum payment.

**Plan 6**

Year	Index	Margin	ANNUAL PERCENTAGE RATE	Payment Period	Minimum Payment
		(1)	(2)		(2)
2011	3.25	1.50	4.75%	DRAW	\$50.00 (3)
2012	3.25	1.50	4.75%	DRAW	\$50.00 (3)
2013	3.25	1.50	4.75%	DRAW	\$50.00 (3)
2014	3.25	1.50	4.75%	DRAW	\$50.00 (3)
2015	3.25	1.50	4.75%	DRAW	\$50.00 (3)
2016	3.50	1.50	5.00%	DRAW	\$50.00 (3)
2017	4.00	1.50	4.50%	DRAW	\$50.00 (3)
2018	4.75	1.50	6.25%	DRAW	\$50.00 (3)
2019	5.50	1.50	7.00%	DRAW	\$52.07
2020	3.25	1.50	4.75%	DRAW	\$50.00 (3)
2021	3.25	1.50	4.75%	REPAYMENT	\$68.03
2022	3.50	1.50	5.00%	REPAYMENT	\$69.09
2023	8.00	1.50	9.50%	REPAYMENT	\$88.53
2024	8.50	1.50	10.00%	REPAYMENT	\$90.71
2025	7.50	1.50	9.00%	REPAYMENT	\$86.66

(1) This represents a margin which we have recently used.

(2) This represents the Annual Percentage Rate and Minimum Payments.

(3) This represents the \$50.00 minimum payment.