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IMPORTANT TERMS OF OUR HOME EQUITY LINE OF CREDIT

This disclosure contains important information about our home equity line of credit (the "line" or "account"). 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 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 on your home. You could lose your home if you do not meet the obligations in your agreement with us.

Credit Limit: You may make borrowings under the line up to a maximum amount not to exceed the approved Credit Limit.

Draw Period: You can obtain advances of credit during the first 60 months of your line (the "Draw Period"). The total amount of all advances under the line cannot exceed the approved Credit Limit. After the Draw Period ends, you will no longer be able to obtain any additional credit advances.

Initial Draw Amount: The initial amount of credit advanced under the line is the "Initial Draw Amount". The Initial Draw Amount will be advanced at the time we open your home equity line of credit and will be equal to the approved Credit Limit. Consequently, at the time we open your home equity line of credit account, there will be no available credit under the line for Subsequent Draws (as defined below). If you make your payments on time, additional credit will become available under the line for Subsequent Draws. We will charge you a fixed rate of interest on the Initial Draw Amount. For Texas Residents, see "Other important" section below.

Subsequent Draws: During the Draw Period, you may take additional advances ("Subsequent Draws") on your line. Subsequent Draws will have the same fixed interest rate as the Initial Draw Amount. Each Subsequent Draw may not be less than \$10.00. You may take Subsequent Draws only if the total of the Subsequent Draw and any balance outstanding on your line does not exceed the Credit Limit. If we have a right to terminate your line or refuse to extend additional credit under your line, you will not be able to make Subsequent Draws thereafter. For Texas Residents, see "Other important" section below.

Prepayment: You may choose to make a payment in excess of the Minimum Required Payment. There is no penalty for prepayment.

Minimum Required Payment: Your Minimum Required Payment is the minimum amount you must pay monthly. Paying your Minimum Required Payment amount on time each month will ensure that your line will be fully paid-off in 10 years or 15 years depending on your loan program. Your Minimum Required Payment will be the amount that would be sufficient to repay the entire balance on your line, including interest, by the maturity date, assuming you make all Minimum Required Payments on time. We will calculate your Minimum Required Payment when you take the Initial Draw Amount. We will recalculate your Minimum Required Payment each month that you take a Subsequent Draw or make a payment in excess of the Minimum Required Payment.

Minimum Payment Example: If you made only the minimum payment each month and took no other credit advances, beyond your Initial Draw Amount, it would take 10 years or 15 years depending on your loan program, to pay off your Initial Draw Amount.

For a 10 year HELOC loan, and an Initial Draw Amount of \$10,000 at the ANNUAL PERCENTAGE RATE of 8.500%, you would make 119 payments of \$123.99, followed by 1 payment of \$123.15.

Fees and Charges: To open and maintain a home equity line of credit account, you must pay the following fees:

Line Origination Fee *:	1.50% of the Preliminary Credit Amount (as defined below)	(due at Closing and included in your Initial Draw Amount)
Underwriting Fee:	\$685	(due at Closing and included in your Initial Draw Amount)

You may also be required to pay certain fees to third parties to open an account. These fees generally total between \$480 - \$680. In some states, the fees could total as much as \$1,500. Before opening the account, we will give you an itemization of the fees you will have to pay to third parties.

If you tell us you have decided not to enter into the line within three business days of receiving this disclosure and the Consumer Financial Protection Bureau brochure entitled "What You Should Know About Home Equity Lines of Credit", or within six business days after the day we mail them to you, as the case might be, any fees or charges you might have already paid will be refunded.

Annual Percentage Rate - Fixed Rate Feature: The home equity line of credit has a fixed rate feature. As a result, the interest rate on the line, and the annual percentage rate, will not change. Nor will the minimum monthly payments change, if you make those payments on time each month and do not make any Subsequent Draws. An

ANNUAL PERCENTAGE RATE (corresponding to the periodic rate) that we have recently offered under the plan is 9.00%. This rate does not include costs other than interest.

Rate Changes: The rate on this line is a fixed rate. This means there will be no changes in your interest rate during the term of the line.

Maximum Rate and Payment Examples: The rate on this line is a fixed rate. This means there will be no changes in interest rate during the term of the line. If the **ANNUAL PERCENTAGE RATE** equals 9.00% and you had an outstanding balance of \$10,000, the minimum monthly payment would be \$126.68.

Possible Actions: Termination of Line of Credit

We can terminate your line and require you to pay us the entire outstanding balance in one payment if:

- You engage in fraud or material misrepresentation in connection with the line.
- You do not meet the repayment terms.
- Your action or inaction adversely affects the collateral or our rights in the collateral.

Possible Actions: Refusal to Extend Additional Credit or Reduction of Your Credit Limit

We can refuse to make additional extensions of credit or reduce your credit limit, if:

- The value of the dwelling securing the line declines significantly below its appraised value for purposes of the line.
- We reasonably believe you will not be able to meet the repayment requirements due to a material change in your financial circumstances.
- You are in default of a material obligation in the agreement.
- Government action prevents us from imposing the annual percentage rate provided for or impairs the priority of our security interest such that the value of the interest is less than 120 percent of the credit line.
- The initial Agreement permits us to make changes to the terms of the Agreement at specified times or upon the occurrence of specified events.
- A regulatory agency has notified us that continued advances would constitute an unsafe and unsound practice.

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

Term: The “Term” of the line will be 120 months, unless you choose to terminate the line sooner, or unless we terminate the line, as allowed by law.

Preliminary Credit Amount: The Preliminary Credit Amount is the Credit Limit, minus any fees we may charge you to open the account.

ACH Enrollment: We will reduce the **ANNUAL PERCENTAGE RATE** on your line by 0.250% if, in advance of opening your line, you elect to enroll to make automatic payments on your line via ACH from an existing checking account. This discount to the **APR** will be terminated, and the interest rate on your line increased by 0.250%, if the autopay authorization is revoked or terminated, without enrolling another checking account for ACH automatic payments.

Other important information

See below for important state-specific disclosures.

For Texas Residents

In accordance with Texas regulations, the minimum draw amount on a HELOC loan is \$4,000.

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