

IMPORTANT TERMS of our HOME EQUITY LINES OF CREDIT FIXED RATE (15-Year Plans)

THIS DISCLOSURE CONTAINS INFORMATION ABOUT OUR FIXED RATE HOME EQUITY LINES OF CREDIT. YOU SHOULD READ IT CAREFULLY AND KEEP THIS COPY FOR YOURSELF. THE INFORMATION FOR ALL PLANS IS THE SAME EXCEPT FOR WHERE OTHERWISE INDICATED.

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; or (8) 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 three (3) Fixed-Rate Home Equity Lines of Credit, each of which has a 15-year Plan term: (i) our Owner Occupied (CLTV 80.00% and less) Plan; (ii) our Owner Occupied (CLTV 80.01% - 95.00%) Plan; and (iii) our Non-Owner Occupied (CLTV 80.00% and less) Plan.

The pricing structure for these plans will be determined by your creditworthiness, the occupancy status, and the maximum combined loan-to-value (CLTV) ratio for your line of credit (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 line of credit, divided by the value of the Security Property).

Higher credit scores within each of the above categories will generally qualify for a lower interest rate than those lines of credit that have lower credit scores. Owner occupied lines of credit will generally qualify for a lower interest rate than those lines of credit that will be non-owner occupied. For all lines of credit the highest permitted CLTV will generally qualify for a higher interest rate, whereas the lower CLTV will generally qualify for a lower interest rate. Not all applicants may qualify for all Plans.

Minimum Payment Requirements

You can obtain credit advances for 60 months (the draw period). During the draw period, your minimum periodic payment will be established at the time of each advance to the amount necessary to fully amortize your then outstanding account balance no later than 120 months from the date of such advance.

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 depend on the date of your last advance but in no event will exceed 120 months. During the repayment period, your minimum periodic payment will be calculated in the same manner as during the draw period.

Minimum Payment Example

Owner Occupied (CLTV 80.00% and less)

If you made only the minimum payments and took no other credit advances, it would take 120 months to pay off a credit advance of \$10,000.00 at an **ANNUAL PERCENTAGE RATE** of 4.24%. During that period, you would make 60 monthly payments of \$102.39, followed by 59 monthly payments of \$102.39 and a final payment of \$103.39.

Owner Occupied (CLTV 80.01% - 95.00%)

If you made only the minimum payments and took no other credit advances, it would take 120 months to pay off a credit advance of \$10,000.00 at an **ANNUAL PERCENTAGE RATE** of 5.24%. During that period, you would make 60 monthly payments of \$107.24, followed by 59 monthly payments of \$107.24 and a final payment of \$108.24.

Non Owner Occupied (CLTV 80.00% and less)

If you made only the minimum payments and took no other credit advances, it would take 120 months to pay off a credit advance of \$10,000.00 at an **ANNUAL PERCENTAGE RATE** of 5.24%. During that period, you would make 60 monthly payments of \$107.24, followed by 119 monthly payments of \$107.24 and a final payment of \$108.24.

Minimum Balance And Draw Requirements

The minimum initial draw you can receive is \$5,000.00.

Fees And Charges

You may have to pay certain fees to third parties in order to open a line of credit. These fees generally range from \$200.00 to \$3,000.00. 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.

Tax Deductibility

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

Other Products

If you ask, we will provide you with information on any other home equity products we offer.

The cost of any title insurance and/or any mortgage recording tax shall be based on the maximum amount of the credit line available to you, whether advanced or not. **IF YOUR LOAN WILL BE SECURED BY A JUNIOR LIEN MORTGAGE, YOU SHOULD CHECK WITH YOUR LEGAL ADVISOR AND WITH OTHER MORTGAGE LIEN HOLDERS AS TO WHETHER ANY PRIOR LIENS CONTAIN ACCELERATION CLAUSES WHICH WOULD BE ACTIVATED BY A JUNIOR ENCUMBRANCE.**