

**Meramec Valley Bank**

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Lender

Borrower

## HELOC

This disclosure contains important information about our HELOC. You should read it carefully and keep a copy for your records.

**1. 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 have paid to us or anyone else in connection with your application.

**2. 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.

**3. POSSIBLE ACTIONS.** Under certain circumstances, we can:

- A. Terminate your line of credit and require you to pay us the entire outstanding balance in one payment;
- B. Refuse to make additional extensions of credit; and
- C. Reduce your credit limit.

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

- A. You fail to make a payment as required by the agreement; or
- B. 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:

- A. The value of the dwelling securing the line of credit declines significantly below its appraised value for purposes of the line of credit;
- B. We reasonably believe you will not be able to meet the repayment requirements under the line of credit due to a material change in your financial circumstances;
- C. You are in default of a material obligation of the agreement;
- D. Government action prevents us from imposing the annual percentage rate provided for in the agreement, or impairs our security interest such that the value of the interest is less than 120 percent of the credit limit on the line of credit;
- E. A regulatory agency has notified us that continued advances would constitute an unsafe and unsound practice; or
- F. The maximum annual percentage rate is reached.

**4. MINIMUM PAYMENT REQUIREMENTS.** You can obtain credit advances for 60 months. During this period, payments will be due monthly. Your minimum monthly payment will equal the following:

\* The amount of accrued finance charges on the last day of the billing cycle.

The minimum payment amount will be rounded to the nearest \$.01. The minimum monthly payments will not reduce the principal that is outstanding on your line of credit by the end of 60 months. You will then be required to pay the entire balance in a single payment.

**5. MINIMUM PAYMENT EXAMPLE.** If you made only the minimum monthly payment and took no other credit advances, it would take 5 years to pay off a credit advance of \$10,000.00 at an **ANNUAL PERCENTAGE RATE** of 5.500%. During that period, you would make 59 payments of \$45.83 with a final payment of \$10,045.83.

**6. FEES AND CHARGES.** You must carry insurance on the property that secures the line of credit.

**7. REFUNDABILITY OF FEES.** If you decide not to enter into this plan within three days of receiving this disclosure and the Home Equity Booklet, you are entitled to a refund of any fee you may have already paid.

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

**9. VARIABLE RATE FEATURES.** This line of credit has a variable rate feature and the annual percentage rate (corresponding to the periodic rate) and the minimum monthly payment can change as a result. The annual percentage rate includes only interest and not other costs. The annual percentage rate is based on the value of an index. The index is the base rate on corporate loans posted by at least 70% of the 10 largest U.S. banks known as the Wall Street Journal U.S. Prime Rate and is published daily in the Wall Street Journal. 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 on periodic statements that we send you.

**10. RATE CHANGES.** The annual percentage rate can change monthly after remaining fixed for 27 days. There is no limit on the amount by which the rate can change in any one year period. The maximum **ANNUAL PERCENTAGE RATE** that can apply during the line of credit is 20.000 percent. The minimum **ANNUAL PERCENTAGE RATE** that can apply during the line of credit is 3.750 percent.



**11. MAXIMUM RATE AND PAYMENT EXAMPLES.** If you had an outstanding balance of \$10,000.00 the minimum monthly payment at the maximum **ANNUAL PERCENTAGE RATE** of 20.000 percent would be \$166.67. The maximum annual percentage rate could be reached in the 1st month (1 month) following an initial hold of 27 days.

**12. ADDITIONAL TERMS.** Total closing costs that are being paid by lender are, but are not limited to: appraisal, credit report, flood letter, title commitment, and recording fees.

Early Termination Fee: If your loan is terminated within the first 36 months, you will be required to repay all of the closing costs incurred on your behalf. This fee shall not exceed two percent of your principal balance or \$500.00, whichever is less, except for when an existing mortgage loan is replaced with a new mortgage loan made by another Lender and the proceeds from the new loan are used to either pay down or reduce the balance to a smaller amount before paying in full in order to avoid or reduce the prepayment penalty. In such occurrence, the prepayment penalty shall not be more than two percent of the average daily balance for the prior six month period.

**13. HISTORICAL EXAMPLES.** The following table shows how the annual percentage rate and the minimum payments for a single \$10,000.00 credit advance would have changed based on changes in the index over the last 15 years. The index values are from the first business day of January. While only one payment amount per year is shown, payments would have varied during each year. The table assumes that no additional credit advances were taken, that only the minimum payment was made, and that the rate remained constant during each year. It does not necessarily indicate how the index or your payments would change in the future.

Year	Index (%)	Margin* (%)	ANNUAL PERCENTAGE RATE (%)	Minimum Monthly Payment (\$)
2004	4.000	1.000	5.000	41.67
2005	5.250	1.000	6.250	52.08
2006	7.250	1.000	8.250	68.75
2007	8.250	1.000	9.250	77.08
2008	7.250	1.000	8.250	68.75
2009	3.250	1.000	4.250	N/A
2010	3.250	1.000	4.250	N/A
2011	3.250	1.000	4.250	N/A
2012	3.250	1.000	4.250	N/A
2013	3.250	1.000	4.250	N/A
2014	3.250	1.000	4.250	N/A
2015	3.250	1.000	4.250	N/A
2016	3.500	1.000	4.500	N/A
2017	3.750	1.000	4.750	N/A
2018	4.500	1.000	5.500	N/A

\* This is a margin we have used recently; your margin may be different.

This is not a commitment to make a loan.

