

Home Equity Line of Credit

(Adjustable Rate) (Prime Rate Program)

Initial Disclosure

This brochure describes Technology Credit Union's adjustable Equity Line of Credit with monthly adjustments.

IMPORTANT TERMS OF TECHNOLOGY CREDIT UNION'S HOME EQUITY LINE OF CREDIT—PRIME RATE PROGRAM

This disclosure contains important information about our Equity Line of Credit. You should read it carefully and keep a copy for your records. You will find other essential information in this brochure and in the loan note itself.

Availability of Terms: All of the terms described below are subject to change prior to a final decision on your loan application.

If any of 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 on your home. You could lose your home if you do not meet the obligations in your agreement with us.

Possible Actions: We can terminate your loan account and require you to pay us the entire outstanding balance in one payment and also charge you certain fees for any one of the following reasons:

- You engage in fraud or material misrepresentation in connection with this line of credit.
- You do not make payments as scheduled.
- The security for the loan is impaired.

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

- The security is worth significantly less than its value at the time you applied for the line of credit.
- Your financial circumstances have materially changed.
- You are in default in a material obligation under the line of credit agreement.
- Government action prevents us from continuing to use the annual percentage rate formula or making further loan advances under the account terms.
- A governmental agency takes some action that has the effect of impairing our security interest in your home, such as the imposition of a tax lien.
- The maximum annual percentage rate provided under the formula is reached.
- A regulatory agency advises us that further extensions of credit would be unsafe and unsound under the circumstances.
- Ten years have passed since the signing of the line of credit agreement.

The line of credit agreement allows the lender to make certain changes to the terms of the agreement at specified times or upon the occurrence of specified events such as your default.

Minimum Advance: There is no minimum advance amount.

Minimum Payment Requirements: Your minimum monthly payment varies with the amount borrowed and with fluctuations in the annual percentage rate.

You can obtain loan advances for ten years. During the draw period, the payment will equal the finance charges that accrued on the outstanding balance during the preceding month. No principal is included in this minimum payment amount.

After the draw period ends, the minimum payment will change with the interest rate to an amount sufficient to amortize the outstanding balance over a repayment period of fifteen years. Payments are calculated on a simple interest basis.

During both the draw and repayment periods, increases in the interest rate will increase the minimum payment amount. During the draw period, decreases in the interest rate will decrease the payment amount. During the repayment period, increases in the interest rate will increase the minimum payment only if the current payment is not sufficient to fully amortize the outstanding balance over the time remaining in the repayment period. During the repayment period, decreases in the interest rate will not decrease the payment amount. Rate decreases during the repayment period may result in early loan payoff.

Minimum Payment Example: If you made only the minimum monthly payments and took no other credit advances, it would take 25 years to pay off a credit advance of \$10,000. The amount of the payments during the draw and repayment periods would depend on the initial APR that applied to your loan. Interest rate increases will increase your minimum monthly payments during the draw period and may increase your minimum monthly payments during the repayment period. Examples assume that the interest rate remains constant.

		followed by	and a
Initial APR	120 payments of:	179 payments of:	final payment of:
4.00%	\$33.33	\$73.99	\$73.95
4.75%	\$39.58	\$77.81	\$77.61
5.75%	\$47.91	\$83.08	\$81.33

Fees and Charges: To open and maintain an Equity Line of Credit, you must pay certain fees and charges. The following fees must be paid to us:

You may request an itemization of all fees, but one will be given to you in any event when the loan closes.

The Credit Union will absorb all other fees and costs associated with establishing your equity line of credit, including appraisal, title insurance, flood hazard review, and document recording. These fees generally total between \$140 and \$2,000. If you pay off your equity line of credit balance and close your line of credit within three years of opening it, we will add a \$500 Early Closure Fee to your outstanding loan balance. You must carry insurance on the property that secures this loan.

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

Variable-Rate Information: The line has a variable-rate feature, and the annual percentage rate (APR) and the minimum monthly payment can change as a result.

The annual percentage rate includes only interest. Other costs are not included.

The APR is calculated monthly on the 24th day of each month by adding an index to a margin. The index is the highest commercial prime rate correctly published in the *Wall Street Journal*, Western Edition, on the 15th day of the month prior to the rate change. (If the 15th is not a business day, the prime rate published on the next business day will be used.) To obtain the APR that will apply to your account, we add/subtract a margin to the index. The total loan-to-value ratio on your property, including this line of credit, cannot exceed 75%. Maximum loan amount and loan to value (LTV) calculated as a percentage of appraisal minus the first mortgage. Actual LTV may be lower based on loan amount, conditions and/or restrictions. The index is published in the *Wall Street Journal* and the financial pages of many newspapers.

Ask us for the current index value, margins and annual percentage rates. After you open a Line of Credit, rate information will be provided on periodic statements that we will send you.

Rate Changes: In no event will the ANNUAL PERCENTAGE RATE fall below 3.99% or exceed 18%. Otherwise, no limits apply to rate adjustments. If an introductory rate applies to your line of credit, the rate and time through which it will apply will be disclosed to you. Any introductory rate is not based on the index and margin applicable to your line of credit. At the end of the discount period, your rate will adjust to equal the index plus margin then in effect.

Maximum Rate and Payment Examples: If you had an outstanding balance of \$10,000 with the following initial interest rates, the minimum monthly payments at the following hypothetical maximum ANNUAL PERCENTAGE RATES would be the following amounts during the draw and repayment periods. The maximum annual percentage rates could be reached any time during the draw or repayment periods, including the first scheduled rate adjustment.

Initial APR	Maximum APR	Draw Period	Repayment Period
4.00%	18%	\$150.00	\$161.11
4.75%	18%	\$150.00	\$161.11
5.75%	18%	\$150.00	\$161.11

Historical Example: Please refer to the “Table of Historical Index Values” enclosed. The table shows how the annual percentage rate and the minimum monthly payments for a single \$10,000 credit advance would have changed based on changes in the index over the past 15 years. The index values are from January of each year. While only one payment amount per year is shown, payments would have varied during the year.

The table assumes that no additional credit advances were taken and that only the initial minimum payment was made each month. It does not necessarily indicate how the index or your payments would change in the future. The margin is one used recently.

A copy of this disclosure is part of the loan agreement.

Home Equity Line of Credit Rates—70%

	Year	Prime Rate	Margin	APR	Payment
Draw Period ¹	1996	8.75%	0.75%	9.50%	\$79.17
	1997	8.25%	0.75%	9.00%	\$75.00
	1998	8.50%	0.75%	9.25%	\$77.08
	1999	7.75%	0.75%	8.50%	\$70.83
	2000	8.50%	0.75%	9.25%	\$77.08
	2001	9.50%	0.75%	10.25%	\$85.42
	2002	4.75%	0.75%	5.50%	\$45.83
	2003	4.25%	0.75%	5.00%	\$41.67
	2004	4.00%	0.75%	4.75%	\$39.58
	2005	5.25%	0.75%	6.00%	\$50.00
Repayment Period ²	2006	7.25%	0.75%	8.00%	\$95.62
	2007	8.25%	0.75%	9.00%	\$101.17
	2008	7.25%	0.75%	8.00%	\$101.17 ³
	2009	4.00%	0.75%	4.75%	\$101.17 ³
	2010	3.25%	0.75%	4.00%	\$101.17 ³

¹ Minimum payments during the draw period include finance charges only.

² Minimum payments during the repayment period include principal and finance charges.

³ During repayment period, decreases in interest rate do not result in corresponding decreases in payment amount.

Home Equity Line of Credit Rates—75%

	Year	Prime Rate	Margin	APR	Payment
Draw Period ¹	1996	8.75%	1.50%	10.25%	\$85.42
	1997	8.25%	1.50%	9.75%	\$81.25
	1998	8.50%	1.50%	10.00%	\$83.33
	1999	7.75%	1.50%	9.25%	\$77.08
	2000	8.50%	1.50%	10.00%	\$83.33
	2001	9.50%	1.50%	11.00%	\$91.67
	2002	4.75%	1.50%	6.25%	\$52.08
	2003	4.25%	1.50%	5.75%	\$47.92
	2004	4.00%	1.50%	5.50%	\$45.83
	2005	5.25%	1.50%	6.75%	\$56.25
Repayment Period ²	2006	7.25%	1.50%	8.75%	\$101.01
	2007	8.25%	1.50%	9.75%	\$105.55
	2008	7.25%	1.50%	8.75%	\$105.55 ³
	2009	4.00%	1.50%	5.50%	\$105.55 ³
	2010	3.25%	1.50%	4.75%	\$105.55 ³

¹ Minimum payments during the draw period include finance charges only.

² Minimum payments during the repayment period include principal and finance charges.

³ During repayment period, decreases in interest rate do not result in corresponding decreases in payment amount.

Home Equity Line of Credit Rates—80%

	Year	Prime Rate	Margin	APR	Payment
Draw Period ¹	1996	8.75%	2.50%	11.25%	\$93.75
	1997	8.25%	2.50%	10.75%	\$89.58
	1998	8.50%	2.50%	11.00%	\$91.67
	1999	7.75%	2.50%	10.25%	\$85.42
	2000	8.50%	2.50%	11.00%	\$91.67
	2001	9.50%	2.50%	12.00%	\$100.00
	2002	4.75%	2.50%	7.25%	\$60.42
	2003	4.25%	2.50%	6.75%	\$56.25
	2004	4.00%	2.50%	6.50%	\$54.17
	2005	5.25%	2.50%	7.75%	\$64.58
Repayment Period ²	2006	7.25%	2.50%	9.75%	\$106.01
	2007	8.25%	2.50%	10.75%	\$111.86
	2008	7.25%	2.50%	9.75%	\$111.86 ³
	2009	4.00%	2.50%	6.50%	\$111.86 ³
	2010	3.25%	2.50%	5.75%	\$111.86 ³

¹ Minimum payments during the draw period include finance charges only.

² Minimum payments during the repayment period include principal and finance charges.

³ During repayment period, decreases in interest rate do not result in corresponding decreases in payment amount.

WHEN YOUR HOME IS ON THE LINE

What You Should Know About Home Equity Lines of Credit
A Publication of the Board of Governors of the Federal Reserve

More and more lenders are offering home equity lines of credit. By using the equity in your home, you may qualify for a sizeable amount of credit, available for use when and how you please, at an interest rate that is relatively low. Furthermore, under the tax law—depending on your specific situation—you may be allowed to deduct the interest because the debt is secured by your home. If you are in the market for credit, a home equity plan may be right for you or perhaps another form of credit would be better. Before making this decision, you should weigh carefully the costs of a home equity line against the benefits. Shop for the credit terms that best meet your borrowing needs without posing undue financial risk. And, remember, failure to repay the line could mean the loss of your home.

What is a Home Equity Line of Credit?

A home equity line is a form of revolving credit in which your home serves as collateral. Because the home is likely to be a consumer's largest asset, many homeowners use their credit lines only for major items such as education, home improvements, or medical bills, and not for day to day expenses. With a home equity line, you will be approved for a specific amount of credit—your credit limit—meaning the maximum amount you can borrow at any one time while you have the plan.

Many lenders set the credit limit on a home equity line by taking a percentage (say, 75 percent) of the appraised value of your home and subtracting the balance owed on the existing mortgage. For example:

Appraisal of home	\$100,000
Percentage	x 75%
Percentage of appraised value	\$ 75,000
Less mortgage debt	<u>\$ 40,000</u>
Potential credit line	\$ 35,000

In determining your actual credit line, the lender will also consider your ability to repay, by looking at your income, debts, and other financial obligations, as well as your credit history.

Home equity plans often set a fixed time during which you can borrow money, such as ten years. When this period is up, the plan may allow you to renew the credit line. But in a plan that does not allow renewals, you will not be able to borrow additional money once the time has expired. Some plans may call for payment in full of any outstanding balance. Others may permit you to repay over a fixed time, for example ten years. Once approved for the home equity plan, usually you will be able to borrow up to your credit limit whenever you want. Typically, you will be able to draw on your line by using special checks. Under some plans, borrowers can use a credit card or other means to borrow money and make purchases using the line. However, there may be limitations on how you use the line. Some plans may require you to borrow a minimum amount each time you draw on the line (for example, \$300) and to keep a minimum balance outstanding. Some lenders may also require that you take an initial advance when you first set up the line.

What should you look for when shopping for a plan?

If you decide to apply for a home equity line, look for the plan that best meets your particular needs. Look carefully at the credit agreement and examine the terms and conditions of various plans, including the annual percentage rate (APR) and the costs you'll pay to establish the plan. The disclosed APR will not reflect the closing costs and other fees and charges, so you'll need to compare these costs, as well as the APRs, among lenders.

Interest Rate Charges and Plan Features. Home equity plans typically involve variable interest rates rather than fixed rates. A variable rate must be based on a publicly available index (such as the prime rate published in some major daily newspapers or a U.S. Treasury bill rate); the interest rate will change, mirroring fluctuations in the index. To figure the interest rate that you will pay, most lenders add a margin, such as 2%, to the index value. Because the cost of borrowing is tied directly to the index rate, it is important to find out what index and margin the lender uses, how often the index changes, and how high it has risen in the past.

Some lenders advertise a temporarily discounted rate for home equity lines—an unusually low rate that often lasts only for an introductory period, such as six months.

Variable rate plans secured by a dwelling must have a ceiling (or cap) on how high your interest rate can climb over the life of the plan. Some variable rate plans limit how much your payment may increase, and also how low your interest rate may fall if interest rates drop.

Some lenders may permit you to convert a variable rate to a fixed interest rate during the life of the plan, or to convert all or a portion of your loan to a fixed-term installment plan.

Agreements generally will permit the lender to freeze or reduce your credit line under certain circumstances. For example, some variable rate plans may not allow you to get additional funds during any period the interest rate reaches the cap.

Costs to Obtain a Home Equity Line. Many of the costs in setting up a home equity line of credit are similar to those you pay when you buy a home. For example: (a) A fee for a property appraisal, which estimates the value of your home; (b) An application fee, which may not be refundable if you are turned down for credit; (c) Up-front charges, such as one or more points (one point equals one percent of the credit limit); (d) Other closing costs, which include fees for attorneys, title search, mortgage preparation and filing, property and title insurance, as well as taxes; (e) Certain fees during the plan: for example, some plans impose yearly membership or maintenance fees; (f) Transaction fees every time you draw on the credit line.

You could pay hundreds of dollars to establish the plan. If you were to draw only a small amount against your credit line, those charges and closing costs would substantially increase the cost of the funds borrowed. One the other hand, the lender's risk is lower than for other forms of credit because your home serves as collateral. Thus, annual percentage rates for home equity loans are generally lower than for other types of credit. The interest you save could offset the initial costs of obtaining the line. In addition, some lenders may waive a portion or all of the closing costs.

How will you repay your home equity plan?

Before entering into a plan, consider how you will pay back any money you might borrow. Some plans set minimum payments that cover a portion of the principal (the amount you borrow) plus accrued interest. But, unlike the typical installment loan, the portion that goes toward principal may not be enough to repay the debt by the end of the term. Other plans may allow payments of interest alone during the life of the plan, which means that you pay nothing toward the principal. If you borrow \$10,000, you will owe that entire sum when the plan ends.

Regardless of the minimum payment required, you can pay more than the minimum and many lenders may give you a choice of payment options. Consumers often will choose to pay down the principal regularly as they do with other loans. For example, if you use your loan to buy a boat, you may want to pay it off as you would a typical boat loan.

Whatever your payment arrangements during the life of the plan—whether you pay some, a little, or none of the principal amount of

the loan—when the plan ends you may have to pay the entire balance owed, all at once. You must be prepared to make this balloon payment by refinancing with the lender, by obtaining a loan from another lender, or by some other means. If you are unable to make the balloon payment, you could lose your home.

With a variable rate, your monthly payments may change. Assume, for example, that you borrow \$10,000 under a plan that calls for interest-only payments. At a 10% interest rate, your initial payments would be \$83 monthly. If the rate should rise over time to 15%, your payments will increase to \$125 per month. Even with payments that cover interest plus some portion of the principal, there could be a similar increase in your monthly payment, unless the agreement calls for keeping payments level throughout the plan.

When you sell your home, you will probably be required to pay off your home equity line in full. If you are likely to sell your house in the near future, consider whether it makes sense to pay the up-front costs of setting up an equity line. Also, leasing your home may be prohibited under the terms of your home equity agreement.

Comparing a line of credit with a traditional second mortgage loan.

If you are thinking about a home equity line of credit you might want to consider a more traditional second mortgage. This type of loan provides you with a fixed amount of money repayable over a fixed period. Usually the payment schedule calls for equal payments that will pay off the entire loan within that time. You might consider a traditional second mortgage loan instead of an equity line if, for example, you want a set amount for a specific purpose, such as an addition to your home.

In deciding what type of loan best suits your needs, consider the costs under the two alternatives. Look at the APR and other charges. You cannot, however, simply compare the APR for a traditional mortgage with the APR for a home equity line because the APRs are figured differently. The APR for a traditional mortgage takes into account the interest rate charged plus points and other finance charges. The APR for a home equity line is based on the periodic interest rate alone. It does not include points or other charges.

Disclosure from Lenders. The Truth in Lending Act requires lenders to disclose the important terms of their home equity plans, including the APR, miscellaneous charges, the payment terms, and information about any variable rate feature. And in general, neither the lender nor anyone else may charge a fee until after you have received this information. You usually get these disclosures when you receive an application form, and you will get additional disclosures before the plan is opened. If any term has changed before the plan is opened (other than a variable rate feature), the lender must return all fees if you decide not to enter into the plan because of the changed term.

When you open a home equity line, the transaction puts your home at risk. For your principal dwelling, the Truth in Lending Act gives you three days from the day the account was opened to cancel the credit line. This right allows you to change your mind for any reason. You simply inform the creditor in writing within the three-day period. The creditor must then cancel the security interest in your home and return all fees—including any application and appraisal fees—paid in opening the account.

Glossary

Annual membership or participation fee. An amount charged annually for having the credit line available. It is charged regardless of whether or not you use the line.

Annual percentage rate (APR). The cost of credit on a yearly basis expressed as a percentage.

Application fee. Fees that are paid upon application. An application fee may include charges for property appraisal and a credit report.

Balloon payment. A lump-sum payment that you may be required to make under a plan when the plan ends.

Cap. A limit on how much the variable interest rate can increase during the plan.

Closing costs. Fees paid at closing, including attorneys' fees, fees for preparing and filing a mortgage, for taxes, title search, and insurance.

Credit limit. The maximum amount that you can borrow under the home equity plan.

Equity. The difference between the fair market value (appraised value) of your home and your outstanding mortgage balance.

Index. The base rate for changes that the lender uses to decide how much the annual percentage rate will change over time.

Interest rate. The periodic charge, expressed as a percentage, for use of credit.

Margin. The number of percentage points the lender adds to the index rate to determine the annual percentage rate to be charged.

Minimum payment. The minimum amount that you must pay (usually monthly) on your account. In some plans, the minimum payment may be "interest only." In other plans, the minimum payment may include principal and interest.

Points. A point is equal to one percent of the amount of your credit line. Points usually are collected at closing, and are in addition to monthly interest.

Transaction fee. A fee charged every time you draw on your line of credit.

Variable rate. An interest rate that changes periodically in relation to an index. Payments may increase or decrease accordingly.

Where to Go for Help.

The following federal agencies are responsible for enforcing the federal Truth in Lending Act, the law that governs credit term disclosures for home equity lines. Any questions concerning compliance with the act by a particular financial institution should be directed to its enforcement agency.

State Member Banks of the Federal Reserve System

Division of Consumer and Community Affairs
Board of Governors of the Federal Reserve System
20th Street and Constitution Avenue NW
Washington, DC 20551
(202) 452-3946

National Banks

Compliance Management
Office of the Comptroller of the Currency
250 E Street SW
Washington, DC 20219
(202) 874-4428

Federal Credit Unions

Office of Consumer Programs
National Credit Union Administration
1775 Duke Street
Alexandria, VA 22314
(703) 518-6360

Federally Insured Non-Member State-Chartered Banks and Savings Banks

Office of Consumer Affairs
Federal Deposit Insurance Corporation
550 17th Street NW
Washington, DC 20429
(800) 424-5488; (202) 898-6005; TDD (800) 452-3151; (202) 898-6726

Federally Insured Savings and Loan Institutions and Federally Chartered Savings Banks

Consumer Programs
Office of Thrift Supervision
1700 G Street NW, 5th Floor
Washington, DC 20552
(202) 906-6237
Mortgage Companies
Division of Credit Practices
Bureau of Consumer Protection
Federal Trade Commission
601 Pennsylvania Avenue NW
Washington, DC 20580
(202) 326-3233

Check List

Ask your lender to help fill out this checklist.

Basic Features	Plan A	Plan B
Fixed Annual Percentage Rate	_____	_____
Variable Annual Percentage Rate	_____	_____
Index used and current value	_____	_____
Amount of margin	_____	_____
Frequency of rate adjustments	_____	_____
Amount/length of discount (if any)	_____	_____
Interest rate caps	_____	_____
Length of plan	_____	_____
Draw period	_____	_____
Repayment period	_____	_____
Initial fees	_____	_____
Appraisal fee	_____	_____
Closing costs	_____	_____
Application fee	_____	_____
Repayment Terms	_____	_____
During the draw period	_____	_____
Interest and principal payment	_____	_____
Interest only payments	_____	_____
Fully amortizing payments	_____	_____
When the draw period ends	_____	_____
Balloon payment	_____	_____
Renewal available	_____	_____
Refinancing of balance by lender	_____	_____

Tech CU
TECHNOLOGY CREDIT UNION

Home Equity Line of Credit

(Adjustable Rate) (Prime Rate Program)

Initial Disclosure
IMPORTANT REAL ESTATE LOAN INFORMATION
PLEASE READ CAREFULLY



We do business in accordance with the Federal Fair Housing Law and the Equal Credit Opportunity Act.