



1414 15th Street, P.O. Box 499 • Columbus, NE 68602-0499

Home Equity Early Disclosure

IMPORTANT TERMS OF OUR HOME EQUITY LINE OF CREDIT PLAN

This disclosure contains important information about our Home Equity Line of Credit Plan. 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, as a result, not to enter into an agreement with us, you are entitled to a refund of any fees that you pay to us or anyone else in connection with your application.

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.

POSSIBLE ACTIONS: We can terminate your line, require you to pay us the entire outstanding balance in one payment, and charge you certain fees, if (1) you engage in fraud or material misrepresentation in connection with the plan; (2) you do not meet the repayment terms of this plan, or (3) 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 (1) any reasons mentioned above exist; (2) the value of the dwelling securing the line declines significantly below its appraised value for purposes of the line; (3) we reasonably believe that you will not be able to meet the repayment requirements due to a material change in your financial circumstances; (4) you are in default of a material obligation of the agreement; (5) government action prevents us from imposing the annual percentage rate provided for in the agreement; (6) the priority of our security interest is adversely affected by government action to the extent that the value of the security interest is less than 120 percent of the credit line; (7) a regulatory agency has notified us that continued advances would constitute an unsafe and unsound business practice, or (8) the maximum annual percentage rate is reached.

MINIMUM PAYMENT REQUIREMENTS: You can obtain credit advances for 5, 6 or 10 years, depending on your credit limit. This period is called the "draw period." At our option, we may renew or extend the draw period. After the draw period ends, there will be no repayment period and you will be required to repay the principal that is outstanding on your plan. You will be required to make a single balloon payment at that time. Unless otherwise required by applicable law, we are under no obligation to refinance the balloon payment at that time. You may be required to make payments out of other assets you own or find a lender, which may be us, willing to lend you the money. If you refinance the balloon with us, you may have to pay some or all of the closing costs.

At the time you obtain a credit advance we will calculate the payment amount needed to repay the balance by the end of the draw period. Your payment will remain the same unless you obtain another credit advance. Your payment will include any amounts past due and any amount by which you have exceeded your credit limit, and all other charges.

FEES AND CHARGES: You must pay certain fees to third parties to open the plan. These fees generally total between \$0.00 and \$200.00. If you ask, we will provide you with an itemization of the fees you will have to pay third parties.

PROPERTY INSURANCE: You must carry insurance on the property that secures this plan. If the property is located in a Special Flood Hazard Area we will require you to obtain flood insurance if it is available.

REFUNDABILITY OF FEES: If you decide not to enter into this plan within three business days of receiving this disclosure and the home equity brochure, you are entitled to a refund of any fee you may have already paid.

TAX DEDUCTIBILITY: You should consult a tax advisor regarding the deductibility of interest and charges for the plan.

ADDITIONAL HOME EQUITY PLANS: Please ask us about our other available home equity line of credit plans.

ANNUAL PERCENTAGE RATE INFORMATION: The **ANNUAL PERCENTAGE RATE** under this Plan is not based on an Index. It is based upon a fixed rate, which will be specified either at the time you receive a commitment or at closing, and will be based upon the market conditions at that time. An **ANNUAL PERCENTAGE RATE** of 3.26% is representative of a fixed rate recently offered by us under this Plan for plans with a 5-year draw period. An **ANNUAL PERCENTAGE RATE** of 4.26% is representative of a fixed rate recently offered by us under this Plan for plans with a 6-year draw period. An **ANNUAL PERCENTAGE RATE** of 4.99% is representative of a fixed rate recently offered by us under this Plan for plans with a 10-year draw period. The annual percentage rate does not include costs other than interest. Please ask us for the current annual percentage rate under this Plan.

MINIMUM PAYMENT EXAMPLE – 5 YEAR DRAW PERIOD: 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 at an **ANNUAL PERCENTAGE RATE** of 3.26%. During that period, you would make 59 payments of \$180.86 and one (1) final payment of \$180.24.

MINIMUM PAYMENT EXAMPLE – 6 YEAR DRAW PERIOD: If you made only the minimum monthly payment and took no other credit advances it would take 6 years to pay off a credit advance of \$10,000 at an **ANNUAL PERCENTAGE RATE** of 4.26%. During that period, you would make 71 payments of \$157.65 and one (1) final payment of \$157.51.

MINIMUM PAYMENT EXAMPLE – 10 YEAR DRAW PERIOD: If you made only the minimum monthly payment and took no other credit advances it would take 10 years to pay off a credit advance of \$10,000 at an **ANNUAL PERCENTAGE RATE** of 4.99%. During that period, you would make 119 payments of \$106.03 and one (1) final payment of \$105.98.

