



**Equity
Entrée**

Advance Truth-in-Lending Disclosure
Important Terms of the Compass Community Credit Union
HOME EQUITY LINE OF CREDIT

This disclosure contains important information about the Compass Community Credit Union Home Equity Line of Credit. Please read it carefully and keep it for your records. As used in this disclosure, the words YOU and YOUR mean each and all of the persons who sign an agreement with the Lender, that is, the borrowers. The words WE and US mean the Credit Union, that is, the Lender.

1. Availability of Terms

All of the terms described below are subject to change. If these terms change (other than the **ANNUAL PERCENTAGE RATE (APR)** 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.

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

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

- You engage in fraud or material misrepresentation in connection with the line of credit.
- You do not meet the repayment terms.
- 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:

- The value of your dwelling securing the line of credit declines significantly below its appraised value for purposes of the credit 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 our security interest such that the value of the interest is less than 120 percent of the credit line.
- A regulatory agency has notified us that continued advances would constitute an unsafe or unsound practice.
- The maximum **ANNUAL PERCENTAGE RATE** is reached.

The initial agreement permits us to make certain changes to the terms of the agreement at specified times or upon the occurrence of specified events.

4. Minimum Draw Requirements

Promotion Option: For loans originated during a Promotional Period (see Section 10), a minimum initial credit advance of \$20,000 must be initiated on the date of loan origination in order for loan origination fees to be waived. The minimum advance amount for subsequent credit advances is \$500. Loan origination fees will not be waived if the initial credit advance is less than \$20,000.

Non-Promotion Option: For loans originated during a Non-Promotional Period (or if the Promotion Option box in Section 10 is not checked for any reason), the minimum credit advance that you can receive is \$500.

5. Draw Period

You can obtain advances of credit for 7 years (the “draw period”). During the draw period, payments will be due monthly. The amount of your minimum monthly payment will be adjusted after each advance and after each date the **ANNUAL PERCENTAGE RATE** (corresponding to the periodic rate) applicable to your line of credit changes as described in the “Variable Rate Feature” and “Rate Changes” sections of this disclosure. The payment will equal the amount necessary to amortize the outstanding balance at the current interest rate over 22 years or by the final due date, whichever is less.

6. Repayment Period

After the draw period ends, you will no longer be able to obtain credit advances and you must pay the outstanding balance over 15 years (the “repayment period”). During the repayment period, the amount of your minimum monthly payment will be adjusted after each date the **ANNUAL PERCENTAGE RATE** (corresponding to the periodic rate) applicable to your line of credit changes as described in the “Variable Rate Feature” and “Rate Changes” sections of this disclosure. The payment will equal the amount necessary to amortize the outstanding balance of your Account at the current interest rate over 15 years, or by the end of the Repayment Period, whichever is less.

7. Other Payment Information

In no event will your minimum payment be less than \$100 unless the outstanding balance on your line of credit is less than that amount, in which case your minimum payment will be the amount of your outstanding balance. You may make larger payments on your account at any time and you may repay all or any portion of the amounts that you may owe to us at any time without penalty. All payments will be applied first to interest, then to the outstanding balance of the Account.

8. Minimum Payment Example

If you made only the minimum payments and took no other credit advances, it would take 10 years and 6 months to pay off a credit advance of \$10,000 at an **ANNUAL PERCENTAGE RATE** of 4.50%. During that period, you would make 125 monthly payments of \$100.00 and one final payment of \$56.96.

9. Fees & Charges

To open and maintain a line of credit, you must pay the following fees:

- a) Direct Fees:
Annual Maintenance Fee: \$45.00 (Due each year on the anniversary date of your loan)
- b) You also must pay fees to third parties to open a line of credit. These fees generally total between \$500 and \$1000. If you ask, we will give you an itemization of the fees you will have to pay to third parties.

10. Promotion Option

Check this box if this line-of-credit is originated during a Promotional Period. From time-to-time, the Credit Union may waive the loan origination fees during a specified period (the “Promotional Period”), provided the line-of-credit is not closed within three (3) years of the date of the loan and a minimum initial credit advance of \$20,000 has been initiated on the date of loan origination. If the line of credit is paid in full and closed within three (3) years of the date of the loan, or if your initial credit advance is less than \$20,000, you will be required to pay the fees and charges associated with originating the loan in addition to any fees required to reconvey the security on the loan.

11. Hazard Insurance

You must maintain hazard insurance coverage on your home naming us as the loss payee and insuring the property against loss or damage from fire and other perils. You must also maintain flood insurance if your property is located in an area designated as an area having special flood hazards. The proceeds of any insurance policy on the property, whether or not required by us, shall be applied solely to repairs of the property or repayment of the loan.

No lender shall require a borrower, as a condition of receiving or maintaining a loan secured by real property, to provide hazard insurance coverage against risks to the improvements on that real property in an amount exceeding the replacement value of the improvements on the property.

12. Tax Deductibility

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

13. Variable-Rate Feature

The line of credit has a variable-rate feature, and the **ANNUAL PERCENTAGE RATE** (corresponding to the periodic rate) and the minimum monthly payment (or number of payments) can change as a result. The **ANNUAL PERCENTAGE RATE** includes only interest and no other costs. The **ANNUAL PERCENTAGE RATE** is based on the value of an Index. The Index is defined as the weekly average yield on U.S. Treasury Securities adjusted to a constant maturity of one (1) year. Information about this Index is published monthly in the *Federal Reserve Bulletin*. To determine the **ANNUAL PERCENTAGE RATE** that will apply to your line of credit, we add a margin to the value of the Index. The margin is determined by your credit rating. The result of the addition of the margin to the Index will then be rounded up to the nearest one quarter of one percentage point (.25%). 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.

14. Rate Changes

The **ANNUAL PERCENTAGE RATE** can change semi-annually on the first day of January and July. The rate will never be increased or decreased in any 6-month period by more than one percentage point (1%) from the rate you have been previously paying. The maximum **ANNUAL PERCENTAGE RATE** that can apply is 9.75%. In no event will the **ANNUAL PERCENTAGE RATE** be less than 4.00%.

15. Maximum Rate and Payment Example

During the Draw Period, if you had an outstanding balance of \$10,000 the minimum monthly payment at the maximum **ANNUAL PERCENTAGE RATE** of 9.75% would be \$100.00. This **ANNUAL PERCENTAGE RATE** could be reached in the third year after the date of the loan. During the repayment period, if you had an outstanding balance of \$10,000 the minimum monthly payment at the maximum **ANNUAL PERCENTAGE RATE** of 9.75% would be \$105.94. This **ANNUAL PERCENTAGE RATE** could be reached in the first year of the repayment period.

16. Historical Example

The following table shows how the **ANNUAL PERCENTAGE RATE** and the minimum 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 option per year is shown, payments could have varied during each year. The table assumes that no additional credit advances were taken, that only the minimum payments were made, and that the rate remained constant during each year. It does not necessarily indicate how the index or your payments will change in the future. The margin disclosed is one used recently.

Historical Table

Year	Index	Margin*	APR	Min. Mo. Pmt.
2005	2.77%	1.75%	4.75%	100.00
2006	4.36%	1.75%	6.25%	100.00
2007	4.99%	1.75%	6.75%	100.00
2008	3.42%	1.75%	5.25%	100.00
2009	0.40%	1.75%	4.00%***	100.00
2010	0.41%	1.75%	4.00%***	100.00
2011	0.30%	1.75%	4.00%***	100.00
2012	0.12%	1.75%	4.00%***	100.00
2013	0.16%	1.75%	4.00%***	100.00
2014	0.13%	1.75%	4.00%***	100.00
2015	0.27%	1.75%	4.00%***	100.00
2016	0.65%	1.75%	4.00%***	0.00
2017	0.87%	1.75%	4.00%***	0.00
2018	1.76%	1.75%	4.00%***	0.00
2019	2.63%	1.75%	4.50%	0.00

* The margin disclosed is one used recently; your margin may be different.

** This rate reflects the maximum rate adjustment of 2% per year.

*** This rate reflects the minimum **ANNUAL PERCENTAGE RATE** of 4.00%.