



Consumers are encouraged to visit the CFPB's website at: consumerfinance.gov/owning-a-home to access interactive tools and resources for mortgage shoppers, which are expected to be available beginning in 2014.

Introduction

If you are in the market for credit, a home equity plan is one of several options that might be right for you. Before making a decision, however, 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 risks. And remember, failure to repay the amounts you borrowed, plus interest, could mean the loss of your home.

Home Equity plan check list

Ask your lender to help you fill out this worksheet.

Basic features for comparison	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 cap and floor		
Length of plan		
Draw period		
Repayment period		
Initial fees		
Appraisal fee		
Application fee		
Up-front charges, including points		
Closing costs		
Repayment Terms		
During the draw period		
Interest and principal payments		
Interest only payments		
Fully amortizing payments		
When the draw period ends		
Balloon payment?		
Renewal available?		
Refinancing of balance by lender?		

What Is a Home Equity Line of Credit?

A home equity line of credit is a form of revolving credit in which your home serves as collateral. Because a home is often a consumer's most valuable asset, many homeowners use home equity credit lines only for major items, such as education, home improvements, or medical bills and choose not to use them for day-to-day expenses.

With a home equity line, you will be approved for a specific amount of credit — your credit limit, the maximum amount you may borrow at any one time under the plan. Many lenders set the credit limit on a home equity line by taking a percentage (say, 75 percent) of the home's appraised value and subtracting from that the balance owed on the existing mortgage. For example,

Appraised value of home	\$ 100,000
Percentage	x 75%
Percentage of appraised value	= \$ 75,000
Less balance owed on mortgage	-\$ 40,000
Potential line of credit	\$ 35,000

In determining your actual credit limit, the lender will also consider your ability to repay the loan (principal and interest) by looking at your income, debts, and other financial obligations as well as your credit history.

Many home equity plans set a fixed period during which you can borrow money, such as 10 years. At the end of this “draw period,” you may be allowed to renew the credit line. If your plan does not allow renewals, you will not be able to borrow additional money once the period has ended. Some plans may call for payment in full of any outstanding balance at the end of the period. Others may allow repayment over a fixed period (the “repayment period”), for example, 10 years.

Once approved for a home equity line of credit, you will most likely be able to borrow up to your credit limit whenever you want. Typically, you will use special checks to draw on your line. Under some plans, borrowers can use a credit card or other means to draw on the line.

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 amount outstanding. Some plans may also require that you take an initial advance when the line is set up.

What Should You Look For When Shopping For A Plan?

If you decide to apply for a home equity line of credit, look for the plan that best meets your particular needs. Read the credit agreement carefully, and examine the terms and conditions of various plans, including the annual percentage rate (APR) and the costs of establishing the plan. Remember, though, that the APR for a home equity line is based on the interest rate alone and will not reflect the closing costs and other fees and charges, so you'll need to compare these costs, as well as APRs, among lenders.

Variable interest rates

Home equity lines of credit typically involve variable rather than fixed interest rates. The 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). In such cases, the interest rate you pay for the line of credit will change, mirroring changes in the value of the index. Most lenders cite the interest rate you will pay as the value of the index at a particular time, plus a “margin,” such as 2 percentage points. Because the cost of borrowing is tied directly to the value of the index, it is important to find out which index is used, how often the value of the index changes, and how high it has risen in the past. It is also important to note the amount of the margin.

Lenders sometimes offer a temporarily discounted interest rate for home equity lines — an “introductory” rate that is unusually low for a short period, such as six months.

Variable-rate plans secured by a dwelling must, by law, have a ceiling (or cap) on how much your interest rate may increase over the life of the plan. Some variable-rate plans limit how much your payment may increase and how low your interest rate may fall if the index drops.

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

Costs of establishing and maintaining a home equity line

Many of the costs of setting up a home equity line of credit are similar to those you pay when you get a mortgage. For example:

- A fee for a property appraisal to estimate the value of your home;
- An application fee, which may not be refunded if you are turned down for credit;
- Up-front charges, such as one or more points (one point equals 1% of the credit limit); and
- Closing costs, including fees for attorneys, title search, and mortgage preparation and filing, property and title insurance, and taxes.

In addition, you may be subject to certain fees during the plan period, such as annual membership or maintenance fees and a transaction fee every time you draw on the credit line.

You could find yourself paying hundreds of dollars to establish the plan. If you were to draw only a small amount against your credit line, those initial charges would substantially increase the cost of the funds borrowed. On the other hand, because the lender's risk is lower than for other forms of credit, as your home serves as collateral, annual percentage rates for home equity lines are generally lower than rates for other types of credit. The interest you save could offset the costs of establishing and maintaining the line. Moreover, some lenders waive some 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 the money you borrow. Some plans set minimum payments that cover a portion of the principal (the amount you borrow) plus accrued interest. But, unlike with typical installment loan agreements, the portion of your payment that goes toward principal may not be enough to repay the principal by the end of the term. Other plans may allow payment of only the interest during the life of the plan, which means that you pay nothing toward the principal. If you borrow \$10,000, you will owe that amount when the plan ends.

Regardless of the minimum required payment on your home equity line, you may choose to pay more, and many lenders offer a choice of payment options. However, some lenders may require you to pay special fees or penalties if you choose to pay more, so check with your lender. Many consumers choose to pay down the principal regularly as they do with other loans. For example, if you use your line 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 it 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.

If your plan has a variable interest 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 monthly payments would be \$83. If the rate rises over time to 15%, your monthly payments will increase to \$125. Similarly, if you are making payments that cover interest plus some portion of the principal, your monthly payments may increase, unless your agreement calls for keeping payments the same throughout the plan period.

If you sell your home, you will probably be required to pay off your home equity line in full immediately. If you are likely to sell your home in the near future, consider whether it makes sense to pay the up-front costs of setting up a line of credit. Also keep in mind that renting your home may be prohibited under the terms of your agreement.

Lines of credit vs. traditional second mortgage loans

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

In deciding which type of loan best suits your needs, consider the costs under the two alternatives. Look at both the APR and other charges. Do not, however, simply compare the APRs, because the APRs on the two types of loans are figured differently:

- The APR for a traditional second mortgage loan takes into account the interest rate charged plus points and other finance charges.
- The APR for a home equity line of credit is based on the periodic interest rate alone. It does not include points or other charges.

Disclosures from lenders

The federal Truth in Lending Act requires lenders to disclose the important terms and costs 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 (other than a variable-rate feature) changes before the plan is opened, the lender must return all fees if you decide not to enter into the plan because of the change. Lenders are also required to provide you with a list of homeownership counseling organizations in your area.

When you open a home equity line, the transaction puts your home at risk. If the home involved is 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 lender in writing within the three-day period. The lender must then cancel its security interest in your home and return all fees — including any application and appraisal fees — paid to open the account.

The Home Ownership and Equity Protection Act of 1994 (HOEPA) addresses certain unfair practices and establishes requirements for certain loans with high rates and fees, including certain additional disclosures. HOEPA now covers some HELOCs. You can find out more information by contacting the CFPB at the website address and phone number listed in the Contact information appendix, below.

What if the lender freezes or reduces your line of credit?

Plans generally permit lenders to freeze or reduce a credit line if the value of the home “declines significantly” or when lender “reasonably believes” that you will be unable to make your payments due to a “material change” in your financial circumstances. If this happens, you may want to:

- **Talk with your lender.** Find out what caused the lender to freeze or reduce your credit line and what, if anything, you can do to restore it. You may be able to provide additional information to restore your line of credit, such as documentation showing that your house has retained its value or that there has not been a “material change” in your financial circumstances, or pay for a lender ordered appraisal. You may want to get copies of your credit reports (Go to the CFPB’s website at consumerfinance.gov/askcfpb/5/can-i-review-my-credit-report.html for information about how to get free copies of your credit reports) to make sure all the information in them is correct.
- **Shop around for another line of credit.** If your lender does not want to restore your line of credit, shop around to see what other lenders have to offer. If another lender is willing to offer you a line of credit, you may be able to pay off your original line of credit and take out another one. Keep in mind, however, that you may need to pay some of the same application fees you paid for your original line of credit.

APPENDIX A:

Defined Terms

This glossary provides general definitions for terms commonly used in the real estate market. They may have a different legal meaning depending on the context.

Annual membership or maintenance fee — An annual charge for access to a financial product such as a line of credit, credit card, or account. The fee is charged regardless of whether or not the product is used.

Annual percentage rate (APR) — The cost of credit, expressed as a yearly rate. For closed-end credit, such as a car loans or mortgages, the APR includes the interest rate, points, broker fees, and other credit charges that the borrower is required to pay. An APR, or equivalent rate, is not used in leasing agreements.

Application fee — Fees charged when you apply for a loan or other credit. These fees may include charges for property appraisal and a credit report.

Balloon payment — A large extra payment that may be charged at the end of a mortgage or lease.

Cap (interest Rate) — A limit on the amount that your interest rate can increase. Two types of interest-rate caps exist. *Periodic Adjustment caps* limit the interest-rate increase from one adjustment period to the next. *Lifetime caps* limit the interest-rate increase over the life of the loan. By Law, all adjustable-rate mortgages have an overall cap.

Closing or Settlement costs — Fees paid when you close (or settle) on a loan. These fees may include application fees; title examination, abstract of title, title insurance, and property survey fees; fees for preparing deeds, mortgages, and settlement documents; attorneys’ fees; recording fees; estimated costs of taxes and insurance; and notary, appraisal, and credit report fees. Under the Real Estate Settlement Procedures Act, the borrower receives a good faith estimate of closing costs within 3 days of the application. The good faith estimate lists each expected cost as an amount or a range.

Credit limit — The maximum amount that may be borrowed on a credit card or under a home equity line of credit plan.

Equity — The difference between the fair market value of the home and the outstanding balance on your mortgage plus any outstanding home equity loans.

Fixed rate — An interest rate that remains the same for the life of the loan payments do not increase or decrease.

Index — The economic indicator used to calculate interest-rate adjustments for adjustable-rate mortgages or other adjustable-rate loans. The index rate can increase or decrease at any time. See also Selected index rates for ARMS over an 11-year period (consumerfinance.gov/f/201204_CFPB_ARMs-brochure.pdf) for examples of common indexes that have changed in the past.

Interest rate — The percentage rate used to determine the cost of borrowing money, stated usually as a percentage of the principal loan amount and as an annual rate.

Margin — The number of percentage points the lender adds to the index rate to calculate the adjustable-rate-mortgage interest rate at each adjustment.

Minimum payment — The lowest amount that you must pay (usually monthly) to keep your account in good standing. Under some plans, the minimum payment may cover interest only; under others, it may include both principal and interest.

Points — One point is equal to 1 percent of the principal amount of a mortgage loan. For example, if a mortgage is \$200,000, one point equals \$2,000. Lenders frequently charge points in both fixed-rate and adjustable-rate mortgages to cover loan origination costs or to provide additional compensation to the lender or broker. These points usually are paid at closing and may be paid by the borrower or the home seller, or may be split between them. In some cases, the money needed to pay points can be borrowed (incorporated in the loan amount), but doing so will increase the loan amount and the total costs. Discount points (also called discount fees) are points that you voluntarily choose to pay in return for a lower interest rate.

Security interest — If stated in your credit agreement, a creditor, lessor, or assignee’s legal right to your property (such as your home, stocks, or bonds) that secures payment of your obligation under credit agreement. The property that secures payment of your obligation is referred to as “collateral.”

Transaction fee — Fee charged each time a withdrawal or other specified transaction is made on a line of credit, such as a balance transfer fee or a cash advance fee.

Variable rate — An Interest rate that changes periodically in relation to an index, such as the prime rate. Payments may increase or decrease accordingly.

Appendix B:

More information

For more information about mortgages, including home equity lines of credit, visit consumerfinance.gov/mortgage. For answers to questions about mortgages and other financial topics, visit: consumerfinance.gov/askcfpb. You may also visit the CFPB’s website at consumerfinance.gov/owning-a-home to access interactive tools and resources for mortgage shoppers, which are expected to be available beginning in 2014.

Housing counselors can be very helpful, especially for first-time home buyers or if you’re having trouble paying your mortgage. The U.S. Department of Housing and Urban Development (HUD) supports housing counseling agencies throughout the country that can provide free or low-cost advice. You can search for HUD-approved housing counseling agencies in your area on CFPB’s web site at consumerfinance.gov/find-a-housing-counselor or by calling HUD’s interactive toll-free number at 800-569-4287.

The company that collects your mortgage payments is your loan servicer. This may not be the same company as your lender. If you have concerns about how your loan is being serviced or other aspects of your mortgage, you may wish to submit a complaint to the CFPB at: consumerfinance.gov/complaint or by calling (855) 411-CFPB (2372).

When you submit a complaint to the CFPB, the CFPB will forward your complaint to the company and work to get a response. Companies have 15 days to respond to you and the CFPB. You can review the company’s response and give feedback to the CFPB.

APPENDIX C:**Contact information**

For additional information or to submit a complaint, you can contact the CFPB or one of the other federal agencies listed below, depending on the type of institution. If you are not sure which agency to contact, you can submit a complaint to the CFPB and if the CFPB determines that another agency would be better able to assist you, the CFPB will refer your complaint to that agency and let you know.

Regulatory Agency	Regulated Entities	Contact Information
Consumer Financial Protection Bureau (CFPB) PO Box 4503 Iowa City, IA 52244	Insured depository institutions and credit unions with assets greater than \$10 billion (and their affiliates), & non-bank providers of consumer financial products and services, including mortgages, credit cards, debt collection, consumer reports, prepaid cards, private education loans and payday lending	(855) 411-CFPB (2372) consumerfinance.gov consumerfinance.gov/complaint
Board of Governors of the Federal Reserve System (FRB) Consumer Help PO Box 1200 Minneapolis, MN 55480	Federally insured state-chartered bank members of the Federal Reserve System	(888) 851-1920 federalreserveconsumerhelp.gov
Federal Housing Finance Agency (FHFA) Consumer Communications Constitution Center 400 7 th Street, S.W. Washington DC 20024	Fannie Mae, Freddie Mac and the Federal Home Loan Banks	Consumer Helpline (202) 649-3811 fhfa.gov fhfa.gov/Default.aspx?Page=369 consumerhelp@fhfa.gov
National Credit Union Administration (NCUA) Consumer Assistance 1775 Duke Street Alexandria, Va 22314	Federally chartered Credit Unions	(800) 755-1030 ncua.gov mycreditunion.gov
Federal Trade Commission (FTC) Consumer Response Center 600 Pennsylvania Ave, N.W. Washington DC 20580	Finance companies, retail stores, auto dealers, mortgage companies, and other lenders and credit bureaus	(877) FTC-HELP or (877) 382-4357 ftc.gov ftc.gov/bcp
US Department of Justice (DOJ) Civil Rights Division 950 Pennsylvania Ave, N.W. Housing and Civil Enforcement Section Washington DC 20530	Fair Lending and housing issues	(202) 514-4713 TTY (202) 305-1882 Fax (202) 514-1116 To report an incident of housing discrimination: 1-800-896-7743 fairhousing@usdoj.gov
Department of Housing and Urban Development (HUD) Office of Fair Housing/Equal Opportunity 4517 th Street, S.W. Washington DC 20410	Fair lending and housing issues	(800) 669-9777 hud.gov/complaints

Important Terms of Pentagon Federal's Home Equity Line of Credit

Application Disclosures - This disclosure contains important information about our home equity line of credit. 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 you paid 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 out-standing balance in one payment, and charge you certain fees if:

- You engage in fraud or material misrepresentation in connection with the line.
- 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 the dwelling securing the line declines significantly below its appraised value for purposes of the 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% of the credit line.
- A regulatory agency has notified us that continued advances would constitute an unsafe and unsound practice.
- The maximum annual percentage rate is reached.

Please note: Negative credit information reflecting on your credit rating may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligations.

Tax Deductibility

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

Fees and Charges

To open a line of credit, the following charges may apply:

- Property Appraisal - estimated fee of \$100 to \$500, if one is required. Speak with an Equity Processor for additional details. Federal regulations require an appraisal for amounts over \$250,000.

You must carry insurance on the property that secures this plan.

Traditional Equity Line of Credit

Minimum Payment Requirement

The length of the draw period and repayment period is 15 years (12 years for non-owner occupied). Payments will be due monthly. Your minimum payment selected at the time of application determines your minimum payment. If you select the amortizing line, your minimum payment will be either the greater of \$100, 1.5% of the outstanding principal balance, or the finance charge due. If you select the interest-only option, the minimum payment is the finance charge due. The minimum payment will not fully repay the principal that is outstanding on your line. You will then be required to repay the entire balance in a single balloon payment or refinance your line.

Minimum Payment Examples

Amortizing Line

If you took a single \$10,000 advance, and your collateral property is owner-occupied, and the **ANNUAL PERCENTAGE RATE** was 3.5%, it would take 9 years to pay off the advance if you made only the minimum payments. During that period, you would make one payment of \$150, followed by 107 payments varying between \$148.19 and \$100 and one final payment of \$0.89.

If you took a single \$10,000 advance, and your collateral property is non-owner occupied, and the **ANNUAL PERCENTAGE RATE** was 4.5%, it would take 9 years and 5 months to pay off the advance if you made only the minimum payments. During that period, you would make one payment of \$150, followed by 114 payments varying between \$148.31 and \$100 and one final payment of \$1.04.

Interest-only Line

If you took a single \$10,000 advance and the **ANNUAL PERCENTAGE RATE** was 3.5% and you paid only the finance charge due, you will make 179 payments of \$29.17 and 1 (one) balloon payment of \$10,000 and finance charge due.

Minimum Draw Requirement

The minimum credit advance that you can receive is \$100. (The minimum in Texas is \$4,000)

Variable-Rate Feature

The line 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 no other costs.

The annual percentage rate is based on the value of an index. The index is the Prime Rate as published in the Wall Street Journal. To determine the annual percentage rate that will apply to your line, we may add a margin of up to 0% to the value of the index for loans with LTV of 80% or less. There is a minimum rate "floor" of 3.75% APR. We may add a margin of up to 1% to the value of the index for loans on a non-owner occupied property, with a minimum rate "floor" of 4.75% APR.

Ask us for the current index values, margin, discount, and annual percentage rate. After you open a credit line, rate information will be provided on periodic statements that we send you.

Rate Changes

The annual percentage rate can change each quarter. The maximum annual percentage rate that can apply is 18%. However, the maximum annual percentage rate will not exceed the maximum rate authorized by the National Credit Union Administration. Apart from this rate "cap," there is no limit on the amount by which the rate can change during any one-year period.

Maximum Rate and Payment Examples

If the annual percentage rate equaled the 18% maximum and you had an outstanding balance of \$10,000, the minimum payment would be \$150.

This annual percentage rate could be reached during the first month of the line of credit.

Historical Example

The following 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 for the Prime Rate are from the last full week ending in June. 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 payments were made each month, 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. In the columns with two values the number on the left represents lines of credit for an owner occupied property, the value on the right represents lines of credit for a non-owner occupied property.

Year	Index %	Margin* %	Annual Percentage Rate %	Minimum Payment \$
2000	9.50	-0.5/+1.0	9.00/10.50	150/150
2001	6.75	-0.5/+1.0	6.25/7.75	150/150
2002	4.75	-0.5/+1.0	4.25/5.75	150/150
2003	4.25	-0.5/+1.0	3.75/5.25	150/150
2004	4.00	-0.5/+1.0	3.50/5.00	150/150
2005	6.00	-0.5/+1.0	5.50/7.00	150/150
2006	8.00	-0.5/+1.0	7.50/9.00	150/150
2007	8.25	-0.5/+1.0	7.75/9.25	150/150
2008	5.00	-0.5/+1.0	4.50/6.00	150/150
2009	3.25	+0.0/+1.0	3.25/4.25	150/150
2010	3.25	+0.0/+1.0	3.75/4.75**	150/150
2011	3.25	+0.0/+1.0	3.75/4.75**	150/150
2012	3.25	+0.0/+1.0	3.75/4.75**	150/150
2013	3.25	+0.0/+1.0	3.75/4.75**	150/150
2014	3.25	+0.0/+1.0	3.75/4.75**	150/150

* This is the margin we have used recently.

**The floor rate for the equity loan was reached and accounted for in this rate.

5/5 Equity Line of Credit

Minimum Payment Requirement

The length of the draw period and repayment period is 15 years (12 years for non-owner occupied). Payments will be due monthly. Your minimum payment will be the greater of \$100 or 2.0% of the outstanding principal balance. The minimum payment will not fully repay the principal that is outstanding on your line. You will then be required to repay the entire balance in a single balloon payment or refinance your line.

Minimum Payment Examples

If you took a single \$10,000 advance, and your collateral property is owner-occupied, and the **ANNUAL PERCENTAGE RATE** was 3.5%, it would take 7 years and 9 months to pay off the advance if you made only the minimum payments. During that period, you would make one payment of \$200, followed by 93 payments varying between \$196.58 and \$200 and one final payment of \$36.62.

If you took a single \$10,000 advance, and your collateral property is non-owner occupied, and the **ANNUAL PERCENTAGE RATE** was 4.5%, it would take 8 years and 1 month to pay off the advance if you made only the minimum payments. During that period, you would make one payment of \$200, followed by 96 payments varying between \$196.75 and \$200 and one final payment of \$78.63.

Minimum Draw Requirement

The minimum credit advance that you can receive is \$100. (The minimum in Texas is \$4,000)

Variable-Rate Feature

The line 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 no other costs.

The annual percentage rate is based on the value of an index. The index is the United States Treasury Security adjusted to a constant maturity of five years as published in the Wall Street Journal. To determine the annual percentage rate that will apply to your line, we may add a margin of up to 2.0% to the value of the index for loans with LTV of 80% or less. There is a minimum rate "floor" of 3.75% APR. We may add a margin of up to 3.5% to the value of the index for loans on a non-owner occupied property, with a minimum rate floor of 4.75% APR.

Ask us for the current index values, margin, discount, and annual percentage rate. After you open a credit line, rate information will be provided on periodic statements that we send you.

Rate Changes

The annual percentage rate can change every 60 months. The maximum annual percentage rate that can apply is 18%. However, the maximum annual percentage rate will not exceed the maximum rate authorized by the National Credit Union Administration. Apart from this rate "cap," your interest rate will never be increased or decreased on any single Change Date by more than two percentage points (2.0%) from the rate of interest you have been paying for the preceding 60 months. Your interest rate will never be greater than 5% above the initial rate at closing.

Maximum Rate and Payment Examples

If the annual percentage rate equaled the 18% maximum and you had an outstanding balance of \$10,000, the minimum payment would be \$200.

This annual percentage rate could be reached during the first month of the line of credit.

Historical Example

The following 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 for the United States Treasury Security adjusted to a constant maturity of five years are from the last full week ending in June. 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 payments were made each month, 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. In the columns with two values the number on the left represents lines of credit for an owner occupied property, the value on the right represents lines of credit for a non-owner occupied property.

Year	Index %	Margin* %	Annual Percentage Rate %	Minimum Payment \$
2000	6.25	+2.0/+3.5	8.25/9.75	200/200
2001	4.82	+2.0/+3.5	6.82/8.32	200/200
2002	4.08	+2.0/+3.5	6.08/7.58	200/200
2003	2.36	+2.0/+3.5	4.36/5.86	200/200
2004	3.89	+2.0/+3.5	5.89/7.39	200/200
2005	3.77	+2.0/+3.5	5.77/7.27	200/200
2006	5.18	+2.0/+3.5	7.18/8.68	200/200
2007	4.97	+2.0/+3.5	6.97/8.47	200/200
2008	3.50	+2.0/+3.5	5.50/7.00	200/200
2009	2.66	+2.0/+3.5	4.66/6.16	200/200
2010	1.96	+2.0/+3.5	3.96/5.46	200/200
2011	1.52	+2.0/+3.5	3.75/5.02**	200/200
2012	0.72	+2.0/+3.5	3.75/4.75**	200/200
2013	1.44	+2.0/+3.5	3.75/4.94**	200/200
2014	1.68	+2.0/+3.5	3.75/5.18**	200/200

* This is the margin we have used recently.

** The floor rate for the equity loan was reached and accounted for in this rate.