IMPORTANT TERMS OF OUR HOME EQUITY LINE OF CREDIT

Lender/Broker: **U.S. Century Bank**

NMLS #: 990800

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: The terms described below are subject to change at any time. 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.

Security Interest: We will take a mortgage, deed of trust or other security interest 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 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.
- You do not meet the repayment terms.
- Your action or inaction adversely affects the collateral or our rights in the collateral.
- The prospect of payment, performance, or realization of our rights in the collateral is significantly impaired by your action or inaction (including, for example, if you engage in fraud or material misrepresentation in connection with the line at any time).

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 security interest is less than 120 percent 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.

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.

Minimum Payment Requirements: You can obtain advances of credit for **120** months (the "Draw Period"). Payments will be due monthly during the Draw Period, and will be determined as described below:

Monthly Payments of Interest and Fees: The amount of finance charge accrued on outstanding advances each month, plus any fees and any amounts past due. This minimum payment will not reduce the principal that is outstanding on your credit line.

After the Draw Period ends, you will no longer be able to obtain credit advances and must pay the outstanding balance over **240** months (the "repayment period"). Payments will be due monthly during the repayment period, and will be determined as described below:

The amount sufficient to amortize the principal amount you owe on the last day of the Draw Period, plus interest, in substantially equal monthly installments during the repayment period, plus any fees and any amounts past due.

Minimum Payment Example: If you made only the minimum monthly payments and took no other credit advances, it would take **360** months to pay off a credit advance of $10,000 at an **ANNUAL PERCENTAGE RATE** of **6.750%**. During that period, you would make **120** monthly payments varying between **$51.78** and **$57.33** in the draw period followed by **239** monthly payments of **$76.04** in the repayment period and a final payment of **$73.24**.

Fees and Charges: You must pay the following fees to open and maintain your line of credit:

Closing Fees to Us. You must pay the following to us to open your line of credit:

FEES	**Amount**
Processing/Document Preparation Fee	**$200.00**
Loan Administration Fee	**$200.00-$500.00**
Settlement Fee (waived for loans under $250,000)	**$200.00-$500.00**
Total: **$600.00-$1,200.00**	

Estimation of Third Party Closing Fees. You must pay certain fees at closing to third parties in order to open your line of credit. The third party fees you must pay at closing generally total between **$2,500.00** and **$28,500.00**. If you ask, we will give you a good faith estimation of the itemized fees you will have to pay to third parties to open your line of credit.

Fees to Use Your Account. You must pay us the following fees to use your account:

- **Annual Fee: $50.00 (due each year beginning on the first anniversary until the end of the Draw Period)**
- **Stop Payment Fee: $35.00 (due for each request to stop payment on a Draw or Draft Check)**
- **Returned Payment Fee: $38.00 (due for each payment check, draft, or similar instrument which is returned unpaid)**

Property Insurance. In addition to the fees and charges described above in this section, you must carry insurance (hazard and flood insurance, as applicable) on the property that secures the line of credit. **You may obtain all required property insurance from and through anyone you choose that is reasonably acceptable to us.** (You may not obtain required property insurance from or through us.)

Minimum Draw Requirements: The minimum credit advance you can receive is **$250.00**.

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

Other Products: If you ask, we will provide you with information on our other available home equity lines.

Variable-Rate Feature: The line has a variable rate feature, and the annual percentage rate (corresponding to the periodic rate) and the minimum payment can change as a result of this feature.

The annual percentage rate includes only interest and not other costs.

The variable annual percentage rate will be based on the value of an index. The index is the most recently published **Prime Rate** as of each day in the "Money Rates" table of *The Wall Street Journal.* (If more than one index value is published we will use the highest published index value.)

To determine the annual percentage rate that will apply to your line, 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 credit line, rate information will be provided on periodic statements that we will send you.

Rate Changes: The annual percentage rate can change daily the day the Index changes (if the index changes). The maximum **ANNUAL PERCENTAGE RATE** that can apply under the variable-rate feature is **18.000%.** Except for this lifetime rate cap, there is no limit on the amount by which the variable interest rate can increase during any one year period. The minimum **ANNUAL PERCENTAGE RATE** that can apply under the variable-rate feature is **5.000%**.

Maximum Rate and Payment Example: If you had an outstanding balance of $10,000 during the draw period, the minimum monthly payment during the draw period at the maximum **ANNUAL PERCENTAGE RATE** of **18.000%** (this maximum rate is **11.25** percentage points above the most recent index plus margin shown in the Historical Example below) would be **$152.88**. This annual percentage rate could be reached on the first day following the date your line of credit is opened.

If you had an outstanding balance of $10,000 at the beginning of the repayment period, the minimum monthly payment during the repayment period at the maximum **ANNUAL PERCENTAGE RATE** of **18.000%** (this maximum rate is **11.25** percentage points above the most recent index plus margin shown in the Historical Example below) would be **$154.33**. This annual percentage rate could be reached on the first day of the repayment period.

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 are from **January 1st** of each year. While only one payment amount per year is shown, payments could have varied during each year of the draw period and of the repayment period. 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. The table does not necessarily indicate how the index or your payments will change in the future.

	Year	Index	Margin*	ANNUAL PERCENTAGE RATE	Minimum Monthly Payment
Draw Period	2012	3.250 %	0.000 %	5.000 %***	$39.62
	2013	3.250 %	0.000 %	5.000 %***	$38.36
	2014	3.250 %	0.000 %	5.000 %***	$38.36
	2015	3.250 %	0.000 %	5.000 %***	$38.36
	2016	3.500 %	0.000 %	5.000 %***	$39.62
	2017	3.750 %	0.000 %	5.000 %***	$38.36
	2018	4.500 %	0.000 %	5.000 %***	$38.36
	2019	5.500 %	0.000 %	5.500 %	$42.19
	2020	4.750 %	0.000 %	5.000 %***	$39.62
	2021	3.250 %	0.000 %	5.000 %***	$38.36
Repayment Period	2022	3.250 %	0.000 %	5.000 %***	$66.00
	2023	7.500 %	0.000 %	7.500 %	$79.95
	2024	8.500 %	0.000 %	8.500 %	$85.67
	2025	7.500 %	0.000 %	7.500 %	$80.17
	2026	6.750 %	0.000 %	6.750 %	$76.34

* This is a margin we have used recently; your margin may be different.
** This rate reflects the lifetime rate cap.
*** This rate reflects the lifetime rate floor.

RIDER TO IMPORTANT TERMS OF OUR HOME EQUITY LINE OF CREDIT DISCLOSURE

(Disclosure Addendum)

Loan Program: Home Equity Line of Credit ("HELOC")
Lender: U.S. Century Bank, a Florida banking corporation

This Rider contains important information about our Home Equity Line of Credit. **You should read it carefully and keep a copy for your records.**

1. Purpose and Incorporation
This Rider provides additional and clarifying terms applicable to your HELOC, including promotional options, and conditions tied to early closure and balance maintenance relevant to such options. If any term in this Rider conflicts with the Disclosure, this Rider controls to the extent of the conflict.

2. Definitions
A. **"Promotional Period" means the period commencing on February 2, 2026 and ending on December 31, 2026.**

B. "Initial Advance" means the first draw taken on the HELOC following account opening.

C. "Auto-Debit" means a periodic payment arrangement whereby your monthly payments will be automatically debited from an eligible U.S. Century Bank deposit account.

D. "Closing Costs" means the sum of the "Closing Fees to Us" and the "Third Party Closing Fees" detailed in the Important Terms of Our Home Equity Line of Credit Disclosure.

3. Promotional Options
For HELOCs opened during the Promotional Period, you will have a one-time option of selecting either: (1) a 0.50% reduction to your Annual Percentage Rate (APR); or (2) a credit toward your Closing Costs, excluding appraisal fees, subject to the terms and conditions set forth below:

A. **APR Reduction Option**. If you choose the APR Reduction Option, you must enroll in Auto-Debit and your eligible U.S. Century Bank deposit account must be open and funded prior to closing. You must receive an Initial Advance at closing of not less than $25,000.00 and maintain an outstanding balance of not less than $25,000.00 for at least 6 months following the date of closing. If your eligible U.S. Century Bank deposit account is closed or your enrollment in Auto-Debit is suspended, interrupted or terminated following the closing date, or you do not maintain a $25,000.00 minimum outstanding balance for at least 6 months following the date of closing, the APR reduction may be revoked, and your rate may revert to the standard variable APR for which you qualify.

B. **Closing Cost Credit Option**. If you choose to receive a credit toward your Closing Costs, you will receive a lender credit at closing equal to 100% of your Closing Costs (excluding appraisal fees) for HELOCs up to $250,000.00, or a lender credit of up to $2,500.00 (excluding appraisal fees) for HELOCs over $250,000.00. If you receive a lender credit toward your Closing Costs, your HELOC must remain open for at least 2 years. For HELOCs over $250,000.00, you must also receive an Initial Advance at closing of not less than $25,000.00 and maintain an outstanding balance of not less than $25,000.00 for at least 6 months following the date of closing. If you close or refinance your HELOC early, for any reason, or you do not maintain a $25,000.00 minimum outstanding balance for at least 6 months following the date of closing, for HELOCs over $250,000.00, you will be responsible for repaying the Closing Costs covered by the lender credit at closing.

The options may not be used in conjunction with any other offers.

4. Suspension, Reduction, and Termination
This Rider does not limit Lender's rights under the Disclosure to suspend, reduce, or terminate the HELOC or require repayment/acceleration due to default, fraud, collateral impairment, or other conditions specified therein.

5. Fees and Charges (Clarification)
Except for the promotional rate and closing costs structure set forth in this Rider, all fees, third-party charges, late charges, annual fees, and recording costs remain as stated in the Disclosure.

6. No Commitment; Compliance
This Rider and the Disclosure do not constitute a commitment to make a loan; approval and funding remain subject to Lender's underwriting and closing conditions.

7. Acknowledgment and Agreement
By signing below, you hereby acknowledge receiving this Rider contemporaneously with the Disclosure, and reading and understanding all of the information disclosed above. You agree that this Rider is incorporated by reference into the Disclosure and governs the promotional option applicable to your HELOC.

Borrower: _____ Date: _____