



Home Equity Credit Line

Important Information about the Home Equity Credit Line

Please Read Carefully

This disclosure contains important information about our Home Equity Credit Line. You should read it carefully and keep a copy for your records. It is subject to change at any time. Your terms will be set at the time we receive a signed loan application form you.

1. **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 have 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 Action:** Under certain circumstances Pascack Community Bank can:
 - (A) Terminate your credit line, require you to pay us the entire outstanding balance in one payment;
 - (B) Refuse to make additional extensions of credit;
 - (C) Reduce your credit limit; and
 - (D) Make specific changes that are set forth in your agreement

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

- (A) You engage in fraud or material misrepresentation in connection with the line of credit;
- (B) You fail to make a payment as required by the agreement; or
- (C) 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:

- (A) The value of the dwelling securing the line of credit declines significantly below its appraised value for purposes of the line of credit;
- (B) We reasonably believe you will not be able to meet the repayment requirements under the line of credit due to a material change in your financial circumstances;
- (C) You are in default of a material obligation of the agreement;
- (D) Government action prevents us from imposing the annual percentage rate provided for in the agreement, or impairs our security interest such that the value of the interest is less than 120 percent of the credit limit on the line of credit;
- (E) A regulatory agency has notified us that continued advances would constitute an unsafe and unsound practice; or
- (F) The maximum annual percentage rate is reached.

The initial agreement permits us to make certain changes in the terms of the line of credit at specific times or upon the occurrence of specific events.

4. **Minimum Payment Requirements:** You can obtain credit advances for 10 years (the “draw period”). During this period, payments will be due monthly. Your minimum monthly payment will equal the following:
 - The amount of accrued finance charges on the last day of the billing cycle.The minimum payment amount will be rounded to the nearest \$.01. The minimum monthly payments during the draw period will not reduce the principal that is outstanding on your line of credit.

After the draw period ends, you will no longer be able to obtain credit advances and must pay the outstanding balance on your line of credit (the “repayment period”). The length of the repayment period is 15 years. During the repayment period, payments will be due monthly. Your minimum monthly payment will equal the following:

 - The amount of accrued finance charges plus 0.555 percent of the principal balance outstanding on the last day of the billing cycle.The minimum payment amount will be rounded to the nearest \$.01. The minimum monthly payments may not be sufficient to fully repay the principal that is outstanding on your line of credit by the end of the repayment period. If they are not, you will then be required to pay the entire balance in a single payment.

Balances of less than \$20.00 must be paid in full.
5. **Minimum Payment Example:** If you made only the minimum monthly payment and took no other credit advances, it would take 25 years to pay off a credit advance of \$10,000.00 at an ANNUAL PERCENTAGE RATE of 8.000%. During that period, you would make 120 payments of \$66.67 followed by 179 payments varying between \$122.17 and \$45.37, with a final payment of \$3,717.36.
6. **Fees and Charges:** You must pay certain fees to third parties, such as appraisers, credit reporting firms, and government agencies. These fees generally total \$200.00 to \$500.00. If you ask, we will provide you with an itemization of the fees you will have to pay to third parties.

You must carry insurance on the property that secures the line of credit.
7. **Refundability of Fees:** If you decide not to enter into this plan within three days of receiving this disclosure and the Home Equity Booklet, you are entitled to a refund of any fee you may have already paid.
8. **Minimum Draw Requirements:** The minimum credit advance that you can receive is \$100.00.
9. **Tax Deductibility:** You should consult a tax advisor regarding the deductibility of interest and charges for the line of credit.
10. **Variable Rate Feature:** This line of credit 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 not other costs. The annual percentage rate is based on the value of an index. The index is the base rate on corporate loans posted by at least 75% of the nation’s 30 largest banks known as the Wall Street Journal Prime Rate and is published in the Wall Street Journal. 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 initial annual percentage rate is discounted – It is not based on the index and margin used for later rate adjustments. The initial rate will be in effect for 1 day. Ask us for the current index value, margin, discount and annual percentage rate. After you open a line of credit, rate information will be provided on periodic statements that we send you.

11. **Rate Changes:** The annual percentage rate can change monthly after remaining fixed for 1 day. There is no limit on the amount by which the rate can change in any one year period. The maximum ANNUAL PERCENTAGE RATE that can apply during the line of credit is 18.000 percent. The minimum ANNUAL PERCENTAGE RATE that can apply during the line of credit is 4.000 percent. The initial discount feature of the plan is not taken into consideration in applying overall rate limitations. This line of credit has a “preferred rate” provision. This means that if you leave our employment, your annual percentage rate will increase. Your new ANNUAL PERCENTAGE RATE will be determined by adding 1.000 percentage point(s) to the index value plus margin value normally used to calculate your annual percentage rate. This new annual percentage rate may be affected by rate caps.
12. **Maximum Rate and Payment Examples:** If you had an outstanding balance on \$10,000.00 at the beginning of the draw period, the minimum monthly payment at the maximum ANNUAL PERCENTAGE RATE of 18.000 percent would be \$150.00. The maximum annual percentage rate during the draw period could be reached in the 1st month (1 month) following an initial hold of 1 day.
If you had an outstanding balance of \$10,000.00 at the beginning of the repayment period, the minimum monthly payment at the maximum ANNUAL PERCENTAGE RATE of 18.000 percent would be \$205.50. The maximum annual percentage rate during the repayment period could be reached in the 1st month (1 month).
13. **Historical Examples:** The following table shows how the annual percentage rate and the minimum payments for a single \$10,000.00 credit advance would have changed based on changes in the index over the last 15 years. The index values are from the first business day of 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 payment was made, and that the rate remained constant during each year. It does not necessarily indicate how the index or your payments would change in the future.

Year	Index (%)	Margin (%)	Annual Percentage Rate (%)	Minimum Monthly Payment (\$)
1996	8.250	0.000	8.250	68.75
1997	8.500	0.000	8.500	70.83
1998	8.500	0.000	8.500	70.83
1999	7.750	0.000	7.750	64.58
2000	9.500	0.000	9.500	79.17
2001	7.000	0.000	7.000	58.33
2002	4.750	0.000	4.750	39.58
2003(O)	4.250	0.000	4.250	35.42

2004	4.000	0.000	4.000	88.89
2005	6.000	0.000	6.000	98.73
2006	8.000	0.000	7.000(L)	99.64
2007	8.250	0.000	7.250	94.90
2008	5.000	0.000	4.000(K)	68.03
2009	3.250	0.000	4.000(K)	
2010	3.250	0.000	4.000(K)	

(K) This reflects a lifetime floor of 4.000 percent.

(L) This is a 1.00 percentage point discount that we have used recently; your line of credit may have a different discount amount.

(O) The repayment period begins in this year

This is not a commitment to make a loan. You hereby acknowledge receipt of this Home Equity Line of Credit Plan Disclosure and a copy of the Home Equity Line of Credit Brochure on today's date.

Borrower

Date

Co- Borrower

Date