

HELOC Up to a 1.000% Rate Discount Program

Annual Percentage Rate (APR): The APR is variable and is determined by adding a margin to the index rate, which is the 26-week U.S. Treasury Bill. As of the effective date, July 1, 2025, until September 30, 2025, the index rate is 4.250%, resulting in a current APR of 6.250% - 18.000% for primary residence loans and APR of 7.250% - 18.000% for Investment properties and Second Home loans. The margin can vary based on the combined loan-to-value (CLTV) ratio and other underwriting criteria. Rates can change at any time and are adjusted quarterly on the first day of January, April, July, and October. **The APR may not include all fees and costs associated with the loan.**

Introductory Rate Discount:

You may qualify for up to a 1.000% rate discount, for the first 12 months, applied to the current APR. After the introductory period, the APR will revert to the standard variable rate determined by the current index and margin, resulting in a current APR of:

- 6.25% - 18.000% for Primary Residences.
- 7.25% - 18.000% for Investment Properties and 2nd Homes.

The rate may change based on the LTV ratio, with the minimum APR for primary residences at 6.25% (for 1st and 2nd lien loans) and 7.25% for Investment Properties and 2nd Homes.

The rate discount is **not guaranteed** and is contingent upon meeting all loan terms and conditions as stated at closing.

Variable Rate Feature:

- The APR may increase or decrease based on changes to the 26-week U.S. Treasury Bill index rate.
- Rate adjustments are subject to an annual cap of 2.000% and a lifetime cap of 6.000%. The maximum APR is calculated by adding the initial rate to the lifetime cap of 6.000%. **However, the maximum APR will never exceed 18.000%, regardless of rate adjustments.**
- **For example:** If the APR increases to the maximum, your monthly payment on a \$1,000 loan could increase from \$6.67 (interest-only payment) to approximately \$16.12 (principal and interest payment).

Draw Period:

The draw period is **120 months (10 years)**. During this time, payments will be **interest-only**. For example, with a \$1,000 loan at an introductory APR of 6.75% (for a second lien, 80% LTV primary residence), the estimated monthly interest-only payment would be approximately \$6.75. This example assumes no additional draws or rate changes.

Repayment Period:

After the draw period, the repayment period lasts **180 months (15 years)**. Monthly payments during this period will include principal and interest. For example, if the APR adjusts to the maximum rate of 18.000%, the estimated monthly payment on a \$1,000 loan would be approximately \$16.12. This example is for illustrative purposes only and assumes no prepayments or additional rate changes. **The repayment period payments will change if the APR increases, and the loan**

balance is subject to amortization over 15 years. For example, at the maximum APR, a \$1,000 loan could result in a monthly payment of \$16.12, assuming no other rate adjustments.

Loan-to-Value (LTV):

The maximum LTV for this program is **80% of the property's appraised value**. The property can be **owner-occupied or non-owner-occupied**, and the appraised value is subject to verification by an independent appraiser.

Fees and Costs:

Credit Union Fees

- **Origination Fee:** \$100 (non-refundable).

Third-Party Fees

In addition to the origination fee and appraisal fees, the following third-party fees may be charged by external service providers as part of the loan process:

- **Title Insurance:** Varies by state and loan amount. Estimated between \$500 and \$1,500.
- **Title Search Fees:** Typically range from \$100 to \$300.
- **Escrow Fees:** These fees are determined by the title company and vary by state and transaction size.
- **Recording Fees:** These vary by county and state but typically range from \$50 to \$250.
- **Flood Certification Fees:** Approximately \$25 to \$50.
- **Appraisal Fee:** May vary between \$550 and \$750 depending on the value of the property and location.

Note: All third-party fees, including title insurance, title search fees, recording fees, escrow fees, and other related charges, will be disclosed at the time of application and included in the Good Faith Estimate (GFE).

Settlement Fees will apply and vary by state. A detailed breakdown of these fees will be provided in the Good Faith Estimate (GFE) at the time of application.

Closing Costs: The borrower is responsible for all closing costs unless otherwise stated in the loan agreement. Third-party fees will be provided in the GFE

Eligibility:

This program is available to members applying for a loan on a primary residence, investment property, or second home located in Maryland (MD), Virginia (VA), or Washington, D.C. Eligibility is contingent upon meeting a qualifying credit score, debt-to-income ratio, income verification, and collateral evaluation. Loan approval is not guaranteed and is subject to the final terms and conditions outlined in the loan agreement.

General Terms:

Rates and terms are subject to change without notice. Loan approval, rates, and terms are based on underwriting criteria, including but not limited to credit score, debt-to-income ratio, and property appraisal. This program may not be combined with other promotional offers unless specifically stated in writing. **Additional restrictions may apply.**

Disclosures and Important Notices:

- The APR is based on the assumption of no additional draws or rate changes.
- Payments listed are examples and do not represent the actual amounts due. Borrowers are encouraged to use the Good Faith Estimate (GFE) to better understand the final cost of the loan.
- Additional fees may be required at closing, including but not limited to title insurance, recording fees, and taxes.
- Borrowers are encouraged to seek independent financial and legal advice to understand the obligations and risks associated with this program. We also recommend consulting a tax advisor about the deductibility of interest on this loan.
- IDB Global Federal Credit Union reserves the right to terminate or modify this offer at any time without notice.

Contact Information for Questions:

For further details about this program, including current rates, terms, and additional disclosures, please contact IDB Global Federal Credit Union at:

- **Phone:** 202-623-3363
- **Email:** cu.lending@idbglobalfcu.org
- **Address:** 1300 New York Avenue NW, Washington, D.C. 20577

HOME EQUITY LOAN DISCLOSURE

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.

Application fee: A non-refundable application fee of \$100 is payable at the time of application. Additional fees may apply based on state regulations and specific borrower requirements. These will be disclosed in the Good Faith Estimate (GFE).

Appraisal Report: 550.00 to \$1000.00 range depending on market conditions is payable at the time of application.

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. This includes missing payments, engaging in fraud, or not maintaining required insurance.

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 10 years. This period is called the "draw period." At our option, we may renew or extend the draw period. After the draw period ends the repayment period will begin. The length of the repayment period will be 15 years. You will be required to make monthly payments during both the draw and repayment periods. During the draw period, your minimum payment will be equal to the accrued interest on your outstanding balance. During the draw period, if the interest rate increases, your payment will increase. After the draw period ends, a repayment period of 180 monthly payments will be used to calculate your payment. During the repayment period, your minimum monthly payment will be set to

repay the outstanding balance, at the current annual percentage rate, within the repayment period. During the repayment period your payment will change if the annual percentage rate increases or decreases. Each time the annual percentage rate changes, we will adjust your payment to repay the balance within the repayment period.

Your payment will include any amounts past due and any amount by which you have exceeded your credit limit, and all other charges. Your payment will never be less than the smaller of \$50.00, or the full amount that you owe.

Minimum Payment Examples: 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 at an ANNUAL PERCENTAGE RATE of 3.66%. During that period, you would make 120 payments of \$50.00, followed by 179 payments of \$51.90 and one (1) final payment of \$53.87.

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.

Transaction Requirements: The minimum credit advance that you can receive is \$500.00 for the first advance and \$500.00 for each subsequent advance.

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

Variable Rate Feature: This plan has a variable rate feature, and the annual percentage rate (corresponding to the periodic rate) and the minimum payment may 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 26-week U.S. Treasury Bill Auction discount rate for the most recent calendar quarter. Information about the Index is available or published weekly in the Federal Reserve Statistical Release. We will use the most recent index value available to us as of the date of any annual percentage rate adjustment.

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

Rate Changes: The annual percentage rate can change annually on the first day of the month following the anniversary date of opening your plan. The rate cannot increase or decrease more than 2.0 percentage points in any one-year period. The ANNUAL PERCENTAGE RATE cannot increase more than 6.0 percentage points above the initial rate or the maximum permitted by law 18.000%, whichever is less. Ask us for the specific rate limitations that will apply to your credit line.

Maximum Rate And Payment Examples: If you had an outstanding balance of \$10,000 during the draw period, the minimum payment at the maximum ANNUAL PERCENTAGE RATE of 9.66% would be \$82.04. This annual percentage rate could be reached at the time of the 36th payment.

If you had an outstanding balance of \$10,000 during the repayment period, the minimum payment at the maximum ANNUAL PERCENTAGE RATE of 9.66% would be \$105.39. This annual percentage rate could be reached at the time of the 36th payment.

Margin: The margin used will be determined by the lien priority on the property used as collateral. Please ask your loan officer about your qualifying margin.

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 the month of December of each year. While only one payment per year is shown, payments may have varied during each year.

Title Company Related Fees:

Cap per year is 2% (up or down). Cap per life of the loan is 6% in addition to original loan rate.

Settlement Fee	\$500.00 or plus
Abstract Title Search	\$100.00-\$300.00 Range
Policy Prep Fee	\$50.00
Courier Fee	\$50.00
Title Insurance Policy	Market Conditions
Owner Insurance Policy	Market Conditions
Recording Fees	\$56.00-\$200.00 Based on Country Information
Transfer Taxed	Depends on the state regulations