

PLATINUM
HOME EQUITY LINE
OF CREDIT ACCOUNT
("Account") DISCLOSURE

COPOCO COMMUNITY
CREDIT UNION
4265 East Wilder Road
Bay City, Michigan 48708
("we"/ "us"/ "our")

"you" and "your" means the recipient of this disclosure. "e" means an estimate. "n/a" means not applicable.

FACTS ABOUT OUR HOME EQUITY LOAN

This disclosure contains important information about our home equity line of credit (Account). 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 acquire a security interest in your home (collateral). You could lose your home if you do not meet the obligations in your agreement with us.

Possible Action. We can terminate your line and require you to pay us the entire outstanding balance in one payment, if: you engage in fraud or material misrepresentation in connection with the line; or, you do not meet the repayment terms; and/or, your action or inaction adversely affects the collateral and/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; or, we reasonably believe you will not be able to meet the repayment requirements due to a material change in your financial circumstances; or, you are in default of a material obligation in the agreement; or, 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; or, a regulatory agency has notified us that continued advances would constitute an unsafe and unsound practice; and/or the maximum annual percentage rate is reached or exceeded. 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 seven (7) years ("Draw Period"). Your payment will be due monthly and will be equal to the greater of 1.00% of the outstanding balance or \$25.00, unless your balance is less than the latter amount, in which case your minimum monthly payment will be the balance. After the Draw Period ends and unless your Account is renewed pursuant to our terms in effect at that time, you will no longer be able to obtain credit advances ("Repayment Period"). The length of the Repayment Period will be fifteen (15) years. The minimum payment during the Repayment Period will be calculated based on the outstanding balance at the end of the Draw Period and using the interest rate in effect at the end of the Draw Period to calculate the equal monthly payments which will fully amortize your account over fifteen (15) years. The Credit Union may adjust your payments periodically to reflect changes in the Annual Percentage Rate to fully pay off your account in fifteen (15) years from the end of the Draw Period. In some cases your monthly payment may not fully payoff your outstanding balance, in which case a single balloon payment at the end of the Repayment Period may be due.

Minimum Payment Example. If you made only the minimum monthly payments and took no other credit advances, it would take 22.00 years to pay off a credit advance of \$10,000.00 at an **ANNUAL PERCENTAGE RATE** of 6.250%. During the Draw Period you would make 84 monthly payments varying between \$100.52 and \$67.18. During the Repayment Period you would make 180 monthly payments of \$57.02.

Negative Amortization. Under some circumstances, your payments will not cover the finance charge that accrues and "negative amortization" will occur. Negative amortization will increase the amount that you owe and reduce the equity in your home.

Fees and Charges. The following fees and charges will be applicable to your account.

credit report - \$39.62	title insurance -\$125.00	tax service - \$84.00
flood certification -\$18.00	filing fees - \$30.00	

Conditional Fee Waiver. The fees in the "Fees and Charges" paragraph above are subject to a conditional waiver. The fees and charges will be waived at closing, but will be repayable to the Credit Union in the event you do not maintain a positive account balance during the first three (3) years of the Draw Period, or if you close the Account prior to the third anniversary of the opening of your Account (each a "triggering event"). The amount of the fee that must be repaid will be determined as follows: (1) If a triggering event occurs before the first anniversary of the opening of your Account, all of the fees indicated as subject to this provision will be due and owing to the Credit Union; (2) If a triggering event occurs on or after the first anniversary of your account, but before the second anniversary, two-thirds of the fees indicated as subject to this provision will be due and owing to Credit Union; (3) If a triggering event occurs on or after the second anniversary of your account, but before the third anniversary of your Account, one-third of the fees indicated as subject to this provision will be due and payment to the Credit Union. The fees will be posted as an advance on your Account prior to the closing of your Account.

Property and Flood Hazard Insurance. You must carry insurance on the property that secures this plan. Under some circumstances, if your property is located in a flood hazard zone and you live in a participating community, you may be required to obtain flood hazard insurance to cover the property.

Minimum Transaction Requirements. There are no other minimum transaction requirements.

Tax Deductibility. You should consult a tax advisor regarding the deductibility of interest and charges on your Account.

Variable-Rate Feature. The line has a variable-rate feature, and the annual percentage rate (corresponding to the periodic rate) can change as a result. Increases or decreases in the annual percentage rate will not affect the amount of your payment during the Draw Period, but may affect the amount of your payment during the Repayment Period. 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 in the Wall Street Journal published Prime Rate (if published in a range, the highest number in the range will be used). Information on this index is published in the Wall Street Journal. 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 send you.

Rate Changes. The annual percentage rate can change quarterly. The maximum **ANNUAL PERCENTAGE RATE** that can apply is 18.00%. The minimum **ANNUAL PERCENTAGE RATE** that can apply is 3.000%. Apart from these rate “caps”, there is no limit on the amount by which the rate can change during any one-year period.

Maximum Rate and Payment Example. If the **ANNUAL PERCENTAGE RATE** during the Draw Period equaled the 18.000% maximum and you had an outstanding balance of \$10,000.00, your minimum payment would be \$101.50. The maximum interest rate can be reached the first time your interest rate changes, unless your initial rate is equal to the maximum, in which case it would be reached immediately. If you had an outstanding balance of \$10,000.00 at the beginning of the Repayment Period, the minimum payment at the Maximum Annual Percentage Rate of 18.00% would be \$161.04. The Annual Percentage Rate could be reached at the beginning of the Repayment Period.

Historical Example. The following table shows how the annual percentage rate and the minimum monthly payments for a starting balance of \$10,000 would have changed based on changes in the index over the past 15 years. The index values are from the last business day of January of each year. This table does not necessarily indicate how the index will change in the future.

YEAR	INDEX (%)	MARGIN* (%)	ANNUAL PERCENTAGE RATE (%)	MINIMUM PERIODIC PAYMENTS (\$)
2006	7.500	1.500	9.000	100.75
2007	8.250	1.500	9.750	97.74
2008	6.000	1.500	7.500	95.29
2009	3.250	1.500	4.750	90.82
2010	3.250	1.500	4.750	84.41
2011	3.250	1.500	4.750	78.45
2012	3.250	1.500	4.750	72.91
2013	3.250	1.500	4.750	52.50
2014	3.250	1.500	4.750	52.50
2015	3.250	1.500	4.750	52.50
2016	3.500	1.500	5.000	53.22
2017	3.750	1.500	5.250	53.89
2018	4.500	1.500	6.000	55.76
2019	5.500	1.500	7.000	58.09
2020	4.750	1.500	6.250	56.51

* This is a margin that we have used recently.

I (We) acknowledge receipt of the “Facts about our Home Equity Loan” Disclosure, and the Booklet entitled “When Your Home Is On the Line: What you should know About Home Equity Lines of Credit”.

Date

Date