



EquiFlexSM Home Equity Line of Credit Agreement and Disclosure Effective 08.23.2021

Important Terms of our EquiFlexSM Home Equity Lines of Credit

This disclosure contains important information about our EquiFlexSM Home Equity Lines of Credit Plans with a 10-year variable rate interest-only draw period (Draw Period) and 20-year fixed rate interest and principal repayment period (Repayment Period) as described below (each a Plan). 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 any of these terms change (other than the Annual Percentage Rate (APR)) 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 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

Termination and Acceleration: For all loans, we can terminate the Plan and, for all loans NOT subject to the Wisconsin Consumer Act, we can also require you to pay us the entire outstanding balance in one payment, and charge you certain fees, if any of the following situations occur:

- You commit fraud or make a material misrepresentation at any time in connection with the Plan.
- You do not meet the repayment terms of the Plan.
- Your action or inaction adversely affects the collateral for the Plan or our rights in the collateral.

Notwithstanding the paragraph above, for loans subject to the Wisconsin Consumer Act, we can terminate your Credit Line Account and require you to pay us the entire outstanding balance in one payment, and charge you certain fees, if either of the following happen:

- You fail to make any payment when due on two (2) occasions within any twelve (12) month period; or
- You fail to observe or perform any of the other covenants or duties contained in the Credit Agreement or any agreement securing this Credit Agreement if the failure materially impairs the condition, value or protection of or our rights in any collateral, or materially impairs your ability to pay amounts due under the Credit Agreement;

unless notice to you and an opportunity to cure is required by Chapter 425, Wis. Stats., as amended, and in that event, you cure as provided in that statute.

Suspension or Reduction: In addition to any other rights we may have, we can suspend additional extensions of credit or reduce your credit limit during any period in which any of the following situations occur:

- The value of your Property declines significantly below the Property's appraised value for purposes of the Plan.
- We reasonably believe that you will be unable to fulfill your payment obligations under the Plan due to a material change in your financial circumstances.
- You are in default under any material obligation of the Plan.
- We are precluded by government action from imposing the Annual Percentage Rate provided for under the Plan.
- 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% of the credit limit.
- We have been notified by governmental authority that continued advances may constitute an unsafe and unsound business practice.
- The maximum Annual Percentage Rate under the Plan is reached.

Minimum Payment Requirements: If you have an outstanding balance, payment will be due monthly during the Draw Period. Your Minimum Payment will be the amount of interest that has accrued on your balance during the previous month with a Minimum Payment of \$10.00. If your balance is less than \$10.00, your Minimum Payment is the amount of your balance. Each month you must also pay any unpaid charges and late payments.

After the Draw Period ends you will no longer be able to obtain credit advances and must repay the outstanding balance during the 20-year Repayment Period. Payments will be due monthly during the Repayment Period. Your monthly minimum payments will equal an amount sufficient to pay in full the principal in substantially equal payments and interest

outstanding on your principal balance. Each month you must also pay any unpaid charges and late payments.

Minimum Payment Example: If you made only the minimum payment and took no other credit advances, it would take 30 years to pay off a credit advance of \$10,000.00 at an ANNUAL PERCENTAGE RATE of 5.250%. During that period, you would make 120 monthly payments ranging from \$30.68 to \$33.97. Then you would make 240 monthly payments ranging from \$66.98 to \$67.40.

Change in Terms: We may make changes to the terms of the Plan if you agree to the change in writing at that time, if the change will unequivocally benefit you throughout the remainder of the Plan, or if the change is insignificant (such as changes relating to our data processing systems).

Fees and Charges: In order to open and maintain an account, you must pay certain fees and charges.

Lender Fees: To open and maintain your account, we will impose certain fees set forth in your Agreement. The following fees will be imposed upon the occurrence of the designated events.

Fee	Amount	When Charged
Annual Fee ¹	\$50.00	On each anniversary of your Credit Line
Fee to Close Account:		At the time your Credit Line account is closed if within the first 24 mos. (This fee does not apply to Iowa residents.)
• for lines \$10,000 - \$24,999	\$200.00	
• for lines \$25,000 - \$250,000	\$350.00	
• for lines greater than \$250,000	\$750.00	
Subordination Fee	\$200.00	When Lender agrees to a subordination
Conversion Lock Fee	\$50.00	At the time you request a lock to a fixed rate
Charge for Advance Less than Minimum ²	\$15.00	If you request a credit advance for less than the minimum advance amount disclosed below under "Transaction Requirements"
Conversion Unlock Fee	\$50.00	At the time you request to unlock a fixed rate
Borrower Fee for Change Requests	\$100.00	When Lender grants any change to the Plan requested by you

¹ A \$15.00 Annual Fee will be charged to Credit Lines originated by Iowa residents.

² Indiana residents will be charged a fee of 2% of the advance (up to \$6)

Property Insurance: You must carry insurance on the property that secures the Plan.

Transaction Requirements: All credit advances by writing a Home Equity check, requesting an advance by telephone, requesting an advance by mail, requesting an advance in person must be a minimum amount of \$300.00. The following limitations apply to use of an EquiFlexSM Debit Card: purchases are limited to a maximum of 3 transactions or \$15,000.00, whichever comes first, per calendar day; cash advances are limited to a maximum of 3 transactions or \$2,500.00, whichever comes first, per calendar day; and Point-of-Sale and ATM transactions are limited to a minimum of \$300.00 and a maximum of \$500.00 and the aggregate of all Point-of-Sale and ATM transactions is limited to a maximum of 3 such transactions each day.

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

Variable Rate Feature: The Plan has a variable rate feature during the Draw Period. The Annual Percentage Rate (corresponding to the periodic rate), and the monthly minimum payment can change as a result. The Annual Percentage Rate does not include costs other than interest.

The Index: 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* (Index) and is published daily. To determine the Annual Percentage Rate that will apply to your Plan, we add or subtract a margin to determine your interest rate. If the Index is no longer available, we will choose a new Index. The new Index will have a historical movement substantially similar to the original Index, and the new Index will result in an Annual Percentage Rate that is substantially similar to the rate in effect at the time the original Index becomes unavailable.

Annual Percentage Rate during Draw Period: To determine the periodic rate that will apply during the Draw Period, we add or subtract a margin to the value of the Index, then divide the value by the number of days in a year (daily). To obtain the Annual Percentage Rate we multiply the periodic rate by the number of days in a year (daily). The result is the Annual Percentage Rate for the Draw Period. A change in the Index rate generally will result in a change in the Annual Percentage Rate. The amount that your Annual

Percentage Rate may change also may be affected by the Annual Percentage Rate limits, as discussed below.

Margins can vary based on Property location, credit limit and credit history. Please ask us for the current Index value, margin and Annual Percentage Rate. After you open your credit line, rate information will be provided on periodic statements that we send you.

Frequency of Annual Percentage Rate Adjustments during Draw Period: Your Annual Percentage Rate can change monthly, on the 1st day of each monthly billing cycle during the Draw Period. There is no limit on the amount by which the ANNUAL PERCENTAGE RATE can change during any one year period. However, under no circumstances will your ANNUAL PERCENTAGE RATE exceed 18.000% or go below 4.000% at any time during the term of the Plan.

Annual Percentage Rate during Repayment Period: To determine the periodic rate that will apply during your Repayment Period, we add or subtract a margin to the value of the Index on the last day of your Draw Period, then divide the value by the number of days in a year (daily). To obtain the Annual Percentage Rate we multiply the periodic rate by the number of days in a year (daily). The result is the fixed Annual Percentage Rate for your Repayment Period. However, under no circumstances will your ANNUAL PERCENTAGE RATE exceed 18.000% or go below 4.000% at any time during the term of the Plan.

Maximum Rate and Payment Example:

Draw Period. If you had an outstanding balance of \$10,000.00, the minimum payment at the maximum ANNUAL PERCENTAGE RATE of 18.000% would be \$152.88. This ANNUAL PERCENTAGE RATE could be reached immediately or prior to the 1st payment.

Repayment Period. If you had an outstanding balance of \$10,000.00, the minimum payment at the maximum ANNUAL PERCENTAGE RATE of 18.000% would be \$154.38. This ANNUAL PERCENTAGE RATE could be reached at the time of the 1st payment during the repayment period.

Conversion Feature: You may elect to convert outstanding balances in amounts of \$5,000.00 or more from a variable rate of interest to a fixed rate of interest with a fixed term payment feature (a "Rate Lock") during the Draw Period. The outstanding balance converted under a Rate Lock is repayable in monthly minimum payments of principal and interest sufficient to pay this amount in full by the end of the Rate Lock term. A Rate Lock term cannot extend beyond the Draw Period. The minimum term for a Rate Lock is 36 months, so you must exercise a Rate Lock at least 36 months before the end of the Draw Period. Rate Locks are subject to other applicable terms of the Agreement. You may have up to three fixed Rate Locks outstanding at any time. Repayments of principal will restore the amount available for credit advances. The ANNUAL PERCENTAGE RATE for each Rate Lock will be a fixed rate as determined by Lender in our sole discretion, not to exceed 18%.

There is a \$50 fee each time you exercise a Rate Lock. The Annual Percentage Rate for any Rate Lock may be higher than the variable rate in effect during the Draw Period. Each Rate Lock may have a different Annual Percentage Rate. At any time during a Rate Lock period, you may convert back to a variable rate of interest in effect during the Draw Period. If you elect to convert a Rate Lock to a variable rate plan (each an "Unlock"), your rate will be the current index plus a margin in effect when you choose the Unlock. The monthly minimum payment for any amount you choose to Unlock will be calculated in the same manner as credit advances during the Draw Period. There is a \$50.00 fee to Unlock a Rate Lock and convert back to the variable rate in effect during the Draw Period.

Additional Provisions: You have the right to receive a copy of the appraisal report (or evaluation) used in connection with your application for credit. If you wish a copy, please write to us at the mailing address that we have provided. We must hear from you no later than 90 days after we notify you about the action taken on your credit application or you withdraw your application. Please send requests to: First Midwest Bank, P.O. Box 9003, Gurnee, Illinois 60031. Please include the following information: your name, the type of loan applied for and the action taken on your application.

Historical Example: The example below 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 from 2007 to 2021. The Index values are from the following reference period: as of the last business day in January. While only one payment per year is shown, payments may have varied during each year. Different outstanding principal balances could result in different payment amounts.

The table assumes that no additional credit advances were taken, that only the minimum payments were made, and that the rate remained constant during the year. It does not necessarily indicate how the Index or your payments would change in the future.

Line Amounts of \$10,000 - \$24,999

Year	Index	Margin ^{(1) (2)} (Percent)	ANNUAL PERCENTAGE RATE	Monthly Minimum Payment (Dollars)
Draw Period				
2007	8.250	1.000	9.250	78.56
2008	6.000	1.000	7.000	59.45
2009	3.250	1.000	4.250	36.10
2010	3.250	1.000	4.250	36.10
2011	3.250	1.000	4.250	36.10
2012	3.250	1.000	4.250	36.10
2013	3.250	1.000	4.250	36.10
2014	3.250	1.000	4.250	36.10
2015	3.250	1.000	4.250	36.10
2016	3.250	1.000	4.250	38.22
Repayment Period				
2017	3.750	2.000	5.750	70.22
2018	4.500	2.000	6.500	70.22
2019	5.500	2.000	7.500	70.22
2020	4.750	2.000	6.750	70.22
2021	3.250	2.000	5.250	70.22

⁽¹⁾ This is a margin we have used recently; your margin may be different. Margins can vary based on Property location, credit line amount and credit history.
⁽²⁾ This margin applies to owner-occupied dwellings only. Add 1.000% to margin for non-owner-occupied dwellings.

Promotional Rate Options

If your credit line amount under the Plan is \$25,000 or greater (up to \$49,999) and you take an initial draw of at least \$25,000 on the date your account is established, a promotional fixed ANNUAL PERCENTAGE RATE of 1.99% will apply for the first six (6) months after the date your account is established (the "6-month Promotional Period"). If your credit line amount under the Plan is \$50,000 or greater and you take an initial draw of at least \$50,000 on the date your account is established, a promotional fixed ANNUAL PERCENTAGE RATE of 1.99% will apply for the first twelve (12) months after the date your account is established (the "12-month Promotional Period"). After the applicable Promotional Period expires, the terms and conditions of the Variable Rate Feature described above will apply. This means that your monthly minimum payment may increase after expiration of the applicable Promotional Period.

Year	Index	Margin ^{(1) (2)} (Percent)	ANNUAL PERCENTAGE RATE	Monthly Minimum Payment (Dollars)
Draw Period				
2007	8.250	0.250	1.990 ⁽³⁾	16.90
2008	6.000	0.250	6.250	53.08
2009	3.250	0.250	4.000 ⁽⁴⁾	33.97
2010	3.250	0.250	4.000 ⁽⁴⁾	33.97
2011	3.250	0.250	4.000 ⁽⁴⁾	33.97
2012	3.250	0.250	4.000 ⁽⁴⁾	33.97
2013	3.250	0.250	4.000 ⁽⁴⁾	33.97
2014	3.250	0.250	4.000 ⁽⁴⁾	33.97
2015	3.250	0.250	4.000 ⁽⁴⁾	33.97
2016	3.500	0.250	4.000 ⁽⁴⁾	33.97
Repayment Period				
2017	3.750	2.000	5.750	70.22
2018	4.500	2.000	6.500	70.22
2019	5.500	2.000	7.500	70.22
2020	4.750	2.000	6.750	70.22
2021	3.250	2.000	5.250	70.22

⁽¹⁾ This is a margin we have used recently; your margin may be different. Margins can vary based on Property location, credit line amount and credit history.
⁽²⁾ This margin applies to owner-occupied dwellings only. Add 1.000% to margin for non-owner-occupied dwellings.
⁽³⁾ This ANNUAL PERCENTAGE RATE reflects a discount that we have provided recently; your Plan may be discounted by a different amount.
⁽⁴⁾ This ANNUAL PERCENTAGE RATE reflects a 4.00% floor.

What You Should Know about Home Equity Lines of Credit

This booklet was initially prepared by the Board of Governors of the Federal Reserve System. The Consumer Financial Protection Bureau (CFPB) has made technical updates to the booklet to reflect new mortgage rules under Title XIV of the Dodd-Frank Wall Street Reform and Consumer Protection Act (Dodd-Frank Act). A larger update of this booklet is planned in the future to reflect other changes under the Dodd-Frank Act and to align with other CFPB resources and tools for consumers as part of the CFPB's broader mission to educate consumers. 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.

1. 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've borrowed, plus interest, could mean the loss of your home.

1.1 Home Equity Plan Checklist

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?		

2. 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 often is 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. 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 other 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) or keep a minimum amount outstanding. Some plans may also require that you take an initial advance when the line is set up.

2.1 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 closing costs and other fees and charges, so you'll need to compare these costs, as well as the APRs, among lenders.

2.1.1 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.

2.2 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 percent of the credit limit); and
- ◆ Closing costs, including fees for attorneys, title search, 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. And 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.

2.3 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 a minimum monthly payment that includes 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 payment 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 percent interest rate, your monthly payments would be \$83. If the rate rises over time to 15 percent, 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.

2.4 Line 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 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.

2.4.1 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.

2.5 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 the 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. 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. If your lender suggests getting a new appraisal, be sure you discuss appraisal firms in advance so that you know they will accept the new appraisal as valid.

- ◆ **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 different legal meanings 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 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 an 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 loan 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 three days of 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.

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 (also called discount 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 the 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 the 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 another aspect 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) P.O. Box 4503 Iowa City, IA 52244	Insured depository institutions and credit unions with assets greater than \$10 billion (and their affiliates), and 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 P.O. Box 1200 Minneapolis, MN 55480	Federally insured state-chartered bank members of the Federal Reserve System	(888) 851-1920 federalreserveconsumerhelp.gov
Office of the Comptroller of the Currency (OCC) Customer Assistance Group 1301 McKinney Street Suite 3450 Houston, TX 77010	National banks and federally chartered savings banks/associations	(800) 613-6743 occ.treas.gov helpwithmybank.gov
Federal Deposit Insurance Corporation (FDIC) Consumer Response Center 1100 Walnut Street, Box #11 Kansas City, MO 64106	Federally insured state-chartered banks that are not members of the Federal Reserve System	(877) ASK-FDIC or (877) 275-3342 fdic.gov fdic.gov/consumers
Federal Housing Finance Agency (FHFA) Consumer Communications Constitution Center 400 7th 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	Federally chartered credit unions	(800) 755-1030 ncua.gov mycreditunion.gov

Alexandria, VA 22314		
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
Securities and Exchange Commission (SEC) Complaint Center 100 F Street, N.E. Washington, DC 20549	Brokerage firms, mutual fund companies, and investment advisers	(202) 551-6551 sec.gov sec.gov/complaint/select.shtml
Farm Credit Administration Office of Congressional and Public Affairs 1501 Farm Credit Drive McLean, VA 22102	Agricultural lenders	(703) 883-4056 fca.gov
Small Business Administration (SBA) Consumer Affairs 409 3rd Street, S.W. Washington, DC 20416	Small business lenders	(800) U-ASK-SBA or (800) 827-5722 sba.gov
Commodity Futures Trading Commission (CFTC) 1155 21st Street, N.W. Washington, DC 20581	Commodity brokers, commodity trading advisers, commodity pools, and introducing brokers	(866) 366-2382 cftc.gov/consumer-protection
U.S. 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 451 7th Street, S.W. Washington, DC 20410	Fair lending and housing issues	(800) 669-9777 hud.gov/complaints

