

TRADITIONAL HELOC

**VOLUNTEER STATE BANK
MURFREESBORO -MEMORIAL (MORTGAGE)
2019 Memorial Blvd
Murfreesboro, TN 37129**

IMPORTANT TERMS OF OUR TRADITIONAL HELOC

This disclosure contains important information about our Traditional HELOC Loan Amounts \$5,000 up to \$400,000 secured by property located in Tennessee (the "Plan" or the "Credit Line"). You should read it carefully and keep a copy for your records.

AVAILABILITY OF TERMS. All of the terms of the Plan described herein are subject to change. If any of 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 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. Under this Plan, we have the following rights:

Termination and Acceleration. We can terminate the Plan and require you to pay us the entire outstanding balance in one payment, and charge you certain fees, if any of the following happens:

- (a) You commit fraud or make a material misrepresentation at any time in connection with the Plan. This can include, for example, a false statement about your income, assets, liabilities, or any other aspect of your financial condition.
- (b) You do not meet the repayment terms of the Plan.
- (c) Your action or inaction adversely affects the collateral for the Plan or our rights in the collateral. This can include, for example, failure to maintain required insurance, waste or destructive use of the dwelling, failure to pay taxes, death of all persons liable on the account, transfer of title or sale of the dwelling, creation of a senior lien on the dwelling without our permission, foreclosure by the holder of another lien or the use of funds or the dwelling for prohibited purposes.

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 are in effect:

- (a) The value of your dwelling declines significantly below the dwelling's appraised value for purposes of the Plan. This includes, for example, a decline such that the initial difference between the credit limit and the available equity is reduced by fifty percent and may include a smaller decline depending on the individual circumstances.
- (b) 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.
- (c) You are in default under any material obligation of the Plan. We consider all of your obligations to be material. Categories of material obligations include, but are not limited to, the events described above under Termination and Acceleration, obligations to pay fees and charges, obligations and limitations on the receipt of credit advances, obligations concerning maintenance or use of the dwelling or proceeds, obligations to pay and perform the terms of any other deed of trust, mortgage or lease of the dwelling, obligations to notify us and to provide documents or information to us (such as updated financial information), obligations to comply with applicable laws (such as zoning restrictions).
- (d) We are precluded by government action from imposing the annual percentage rate provided for under the Plan.
- (e) 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 limit.
- (f) We have been notified by governmental authority that continued advances may constitute an unsafe and unsound business practice.
- (g) The maximum annual percentage rate under the Plan is reached.

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. The following fees must be paid to us:

Description	Amount	When Charged
Loan Origination Fee:	\$250.00	At Account Opening
Transaction Fee::	\$8.00	Overdraft Transaction Fee - Upon Each Daily Occurrence for Overdraft Protection Transfers
NSF Handling Fee:	\$33.00	At the time a payment is returned to us for non-sufficient funds
Stop Payment Fee:	\$34.00	At the time you request a Stop Payment
Overlimit Charge:	\$33.00	At the time your Credit Line balance exceeds your credit limit
Photocopying Charges:	\$2.00 per copy / Research per hour \$25.00	At the time of your request

Late Charge. Your payment will be late if it is not received by us within **10 days after the "Payment Due Date" shown on your periodic statement.** If your payment is late we may charge you 5.000% of the payment.

Third Party Fees. You must pay certain fees to third parties such as appraisers, credit reporting firms, and government agencies.

These third party fees generally total between \$479.45 and \$3,697.70. We estimate the breakdown of these as follows:

Description	Amount	When Charged
Full Appraisal and or Review Fee:	\$0 - \$2,500.00	At Account Opening
Evaluation Fee:	\$225.00	At Account Opening
Recording / Release / Taxes:	\$78.45 - \$532.70	At Account Opening
Search / Title Opinion:	\$150.00 - \$350.00	At Account Opening
Credit Report Fee:	\$6.00 - \$25.00 per Borrower	At Account Opening
Flood Certification Fee:	\$20.00 per Property	At Account Opening

Scheduled Fee Changes. The Bank will pay 3rd party costs on originated loans, however Bank payment toward obtaining a value on the real estate is limited to a \$225.00 evaluation fee. Full appraisal fees must be paid by the borrower prior to ordering. If your HELOC does not originate, you will be charged for the appraisal if performed. This product may be used for a traditional HELOC or second mortgage non -purchase secured by property located in Tennessee. This product may not be used for a first or second mortgage purchase or Trust borrowers, grantors, or guarantors. This product may not be used for loans secured by property located outside of Tennessee. If you close your HELOC within three years of origination you must reimburse the bank for all 3rd party closing fees the bank paid for your initial HELOC loan. If you refinance your HELOC with Volunteer State Bank or complete a change in terms agreement on your HELOC within three years of origination, you will be responsible for paying any third-party costs for the renewed HELOC or the change in terms agreement. In addition, you will still have to reimburse the bank for the initial costs of your HELOC if you close the HELOC within three years of the initial origination.

PROPERTY INSURANCE. You must carry insurance on the property that secures the Plan.

MINIMUM PAYMENT REQUIREMENTS. You can obtain advances of credit during the following period: the entire term of the loan. (the "Draw Period"). Your Regular Payment will equal the amount of your accrued FINANCE CHARGES. You will make 119 of these payments. You will

then be required to pay the entire balance owing in a single balloon payment. If you make only the minimum payments, you may not repay any of the principal balance by the end of this payment stream. Your payments will be due monthly. Your "Minimum Payment" will be the Regular Payment, plus any amount past due and all other charges. An increase in the ANNUAL PERCENTAGE RATE may increase the amount of your Regular Payment.

MINIMUM PAYMENT EXAMPLE. If you made only the minimum payment and took no other credit advances, it would take 10 years to pay off a credit advance of \$10,000.00 at an ANNUAL PERCENTAGE RATE of 9.000%. During that period, you would make 119 monthly payments ranging from \$69.04 to \$76.44 and one final payment of \$10,076.44.

TRANSACTION REQUIREMENTS. The following transaction limitations will apply to the use of your Credit Line:

Credit Line VSB Equity Line Check, Telephone Request, Overdraft, Request By Mail, In Person Request and Internet Banking Limitations. There are no transaction limitations for the writing of VSB Equity Line Checks, requesting an advance by telephone, overdrawing a designated deposit account, requesting an advance by mail, requesting an advance in person or accessing by other methods.

TAX DEDUCTIBILITY. You should consult a tax advisor regarding the deductibility of interest and charges for the Plan.

ADDITIONAL HOME EQUITY PROGRAMS. Please ask us about our other available Home Equity Line of Credit plans.

VARIABLE RATE FEATURE. The Plan has a variable rate feature. The ANNUAL PERCENTAGE RATE (corresponding to the periodic rate), and the minimum payment amount 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 (referred to in this disclosure as the "Index"). The Index is the Prime as published in the Wall Street Journal. When a range of rates is published the higher of the rates will be used. Information about the Index is available or published at least weekly in the Wall Street Journal's Money Rates Table. If the Index is no longer available, we will choose a new Index and margin. The new Index will have an historical movement substantially similar to the original Index, and the new Index and margin will result in an annual percentage rate that is substantially similar to the rate in effect at the time the original Index becomes unavailable. We will use the most recent Index value available to us as of the date of any annual percentage rate adjustment.

ANNUAL PERCENTAGE RATE. To determine the Periodic Rate that will apply to your account, we add a margin to the value of the Index, then divide the value by 365 days. To obtain the ANNUAL PERCENTAGE RATE we multiply the Periodic Rate by the number of days in a year (366 during leap years). This result is the **ANNUAL PERCENTAGE RATE**. 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 lifetime annual percentage rate limits, as discussed below.

Please 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.

FREQUENCY OF ANNUAL PERCENTAGE RATE ADJUSTMENTS. Your ANNUAL PERCENTAGE RATE can change as often as daily. 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 15.000% per annum or, go below 5.500% per annum at any time during the term of the Plan.

MAXIMUM RATE AND PAYMENT EXAMPLE. If you had an outstanding balance of \$10,000.00, the minimum payment at the maximum ANNUAL PERCENTAGE RATE of 15.000% would be \$127.40. This ANNUAL PERCENTAGE RATE could be reached immediately or prior to the 1st payment.

PREPAYMENT. You may prepay all or any amount owing under the Plan at any time without penalty.

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 2009 to 2023. The Index values are from the following reference period: as of the last business day in July. 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.

INDEX TABLE

Year (as of the last business day in July)	Index (Percent)	Margin (1) (Percent)	ANNUAL PERCENTAGE RATE	Monthly Payment (Dollars)
2009.....	3.250.....	0.500	5.500 (8)	46.71
2010.....	3.250.....	0.500	5.500 (8)	46.71
2011.....	3.250.....	0.500	5.500 (8)	46.71
2012.....	3.250.....	0.500	5.500 (8)	46.71
2013.....	3.250.....	0.500	5.500 (8)	46.71
2014.....	3.250.....	0.500	5.500 (8)	46.71
2015.....	3.250.....	0.500	5.500 (8)	46.71
2016.....	3.500.....	0.500	5.500 (8)	46.71
2017.....	4.250.....	0.500	5.500 (8)	46.71
2018.....	5.000.....	0.500	5.500	46.71
2019.....	5.500.....	0.500	6.000	
2020.....	3.250.....	0.500	5.500 (8)	
2021.....	3.250.....	0.500	5.500 (8)	
2022.....	5.500.....	0.500	6.000	
2023.....	8.500.....	0.500	9.000	

(1) This is a margin we have used recently; your margin may be different.

(8) This A.P.R. reflects a 5.500 percent floor.

DIGITAL PAYMENTS AND CREDIT ADVANCES . Digital payment and credit advance requests through a service provider outside of Volunteer State Bank will not be accepted.