



ST. CHARLES OFFICE  
1721 ZUMBEHL ROAD  
ST. CHARLES, MO 63303-2763

HAZELWOOD OFFICE  
5916 NORTH LINDBERGH BLVD.  
HAZELWOOD, MO 63042-3179

DOWNTOWN OFFICE  
1407 WASHINGTON AVE.  
ST. LOUIS, MO 63103-1901

WENTZVILLE OFFICE  
1232 WENTZVILLE PARKWAY  
WENTZVILLE, MO 63385-3868

## IMPORTANT TERMS of our HOME EQUITY LINES OF CREDIT

THIS DISCLOSURE CONTAINS INFORMATION ABOUT OUR HOME EQUITY LINES OF CREDIT. YOU SHOULD READ IT CAREFULLY AND KEEP THIS COPY FOR YOURSELF. THE TERMS FOR ALL PLANS ARE THE SAME EXCEPT FOR WHERE OTHERWISE INDICATED.

### Availability of Terms

All 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 take a Deed of Trust/Mortgage on your home ("Security Property"). You could lose your home if you do not meet certain obligations in your agreement with us.

### Possible Actions

#### Termination

If you fail to meet the terms of repayment, or if you act or fail to act in a way that adversely affects our security interest or other rights in the Security Property, or if you have committed fraud or made a material misrepresentation in connection with the account, we may, subject to the Governing Law, terminate the plan, require payment in full of the entire outstanding balance in a single payment and cause the Security Property to be sold and the proceeds of such sale to be applied to your obligation to us. You agree to pay any reasonable costs of protecting, retaking, repairing or selling the Security Property.

#### Suspension

Your right to request additional advances may be suspended, or your maximum credit limit reduced, at our option, in the following instances: (1) you fail to make the scheduled payments due to us; (2) you fail to make timely payments to the holders of Deeds of Trust/Mortgages senior to ours; (3) you fail to pay real property taxes prior to delinquency; (4) you fail to maintain the required property insurance; (5) the value of the Security Property declines significantly below the appraised value upon which we relied in approving your application; (6) we reasonably believe that your ability to meet your payment obligations is impaired because of a material change in your financial circumstances; (7) governmental action precludes our imposing the interest rate provided herein or adversely affects the priority of our security interest such that the value of our interest is less than 120.00% of your maximum credit limit; (8) the maximum interest rate under the plan is reached; or (9) government regulatory authorities find that further advances under this plan constitute an unsafe and unsound practice. When the condition which caused the suspension of advances or reduction of your maximum credit limit no longer exists, the original terms of your agreement will be reinstated. You understand that if your right to request additional advances is suspended or your maximum credit limit is reduced, you still owe us whatever sums you have already borrowed, all other charges under your agreement and applicable Finance Charges.

### Minimum Payment Requirements

During the 60-month Draw Period, Your Minimum Periodic Payment will be established at the time of each advance, and any subsequent change in the Interest Rate, to the amount necessary to fully amortize the then unpaid balance by the Agreement Maturity Date, subject to the lesser of \$25.00 or Your Account Balance.

After the draw period ends, you will no longer be able to obtain credit advances and must pay your outstanding balance (the repayment period). The length of the Repayment Period will depend on the date and the amount of your last advance but in no event will exceed the number of years (e.g. 10, 15, or 20) applicable to your Home Equity Line of Credit. During the repayment period, minimum payments will be calculated in the same manner as during the Draw Period.

### Minimum Payment Example

#### 10 Year Repayment Period

If you made only the minimum payments and took no other credit advances, it would take 180 months to pay off a credit advance of \$10,000.00 at an **ANNUAL PERCENTAGE RATE** of 9.50%. During that period, you would make 60 monthly payments of \$104.43, followed by 119 monthly payments of \$104.43, and a final payment of \$105.43.

#### 15 Year Repayment Period

If you made only the minimum payments and took no other credit advances, it would take 240 months to pay off a credit advance of \$10,000.00 at an **ANNUAL PERCENTAGE RATE** of 9.50%. During that period, you would make 60 monthly payments of \$93.22, followed by 179 monthly payments of \$93.22, and a final payment of \$94.22.

#### 20 Year Repayment Period

If you made only the minimum payments and took no other credit advances, it would take 300 months to pay off a credit advance of \$10,000.00 at an **ANNUAL PERCENTAGE RATE** of 9.50%. During that period, you would make 60 monthly payments of \$87.38, followed by 239 monthly payments of \$87.38, and a final payment of \$88.38.

### Fees and Charges

You may have to pay certain fees to third parties. These fees generally total from \$300.00 to \$600.00. If you ask, we will give you an itemization of the fees you will have to pay to third parties.

### Insurance

You must carry insurance on the property that secures this plan.

### Minimum Draw and Balance Requirements

The minimum initial credit advance you can receive is \$2,500.00.

### Tax Deductibility

You should consult a tax advisor regarding the deductibility of interest and charges for the line of credit.

### Variable Rate Feature

Following the expiration of any introductory rate period, these plans will have a Variable Rate feature. For all plans, the Annual Percentage Rate (corresponding to the periodic rate), and the number of your payments during the draw period and the amount of your payments during the repayment period can also 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 based on the highest Prime Rate as published in the Money Rates Section of The Wall Street Journal in effect on the day that the introductory rate expires, and subsequently, on the 15th day that immediately precedes each calendar month of each year. If more than one rate is shown, we will use the higher rate. To determine the Annual Percentage Rate that will apply to your line of credit, we add a margin to the value of the index. Ask us for the current index value, margin, introductory rate and Annual Percentage Rate. After you open a line of credit, rate information will be provided in periodic statements that we send you.

### Rate Changes

Your Annual Percentage Rate can change on the day the introductory rate expires, and subsequently, on the first day of each calendar month thereafter. There is no limit on the amount by which the interest rate can change during any one-year period other than the minimum and maximum Annual Percentage Rates that can apply at any time to this account.

The maximum **ANNUAL PERCENTAGE RATE** at any time is 18.00%. The minimum **ANNUAL PERCENTAGE RATE** at any time is 4.00%.

**Introductory Rate**

For the 6-month period immediately following the Date of Agreement, the **ANNUAL PERCENTAGE RATE** that will apply to your account will be will be 6.89%\*. Upon the expiration of the Introductory Rate period, your account will be subject to the Variable Rate provisions described herein. The initial Annual Percentage Rate is not based on the index and margin used for later adjustments.

\*This represents an Introductory Rate we have used recently.

**Maximum Rate and Payment Examples**

**10 Year Repayment Period**

If you had an outstanding balance of \$10,000.00 during the draw period, the minimum payment at the maximum **ANNUAL PERCENTAGE RATE** of 18.00% would be \$161.06. This Annual Percentage Rate could be reached during the 7th month of the draw period.

If you had an outstanding balance of \$10,000.00 during the repayment period, the minimum payment at the maximum **ANNUAL PERCENTAGE RATE** of 18.00% would be \$180.19. This Annual Percentage Rate could be reached during the 1st month of the repayment period.

**15 Year Repayment Period**

If you had an outstanding balance of \$10,000.00 during the draw period, the minimum payment at the maximum **ANNUAL PERCENTAGE RATE** of 18.00% would be \$154.35. This Annual Percentage Rate could be reached during the 7th month of the draw period.

If you had an outstanding balance of \$10,000.00 during the repayment period, the minimum payment at the maximum **ANNUAL PERCENTAGE RATE** of 18.00% would be \$161.06. This Annual Percentage Rate could be reached during the 1st month of the repayment period.

**20 Year Repayment Period**

If you had an outstanding balance of \$10,000.00 during the draw period, the minimum payment at the maximum **ANNUAL PERCENTAGE RATE** of 18.00% would be \$151.76. This Annual Percentage Rate could be reached during the 7th month of the draw period.

If you had an outstanding balance of \$10,000.00 during the repayment period, the minimum payment at the maximum **ANNUAL PERCENTAGE RATE** of 18.00% would be \$154.35. This Annual Percentage Rate could be reached during the 1st month of the repayment period.

**Historical Example**

The following table shows how the Annual Percentage Rate and the monthly payments for a single \$10,000.00 credit advance would have changed based on changes in the index since 2010. The index is from the Wall Street Journal and is calculated on the first business day of May of each year. While only one payment amount per year is shown, payments may have varied during the year. 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 will change in the future.

Year	Index	Margin (1)	ANNUAL PERCENTAGE RATE	Payment Period			Minimum Payment		
				(4)	(5)	(6)	(4)	(5)	(6)
2010	3.25	1.00	6.89%(2)	DRAW	DRAW	DRAW	\$89.27	\$76.87	\$69.98
2011	3.25	1.00	4.25%	DRAW	DRAW	DRAW	\$75.59	\$62.19	\$54.38
2012	3.25	1.00	4.25%	DRAW	DRAW	DRAW	\$75.59	\$62.19	\$54.38
2013	3.25	1.00	4.25%	DRAW	DRAW	DRAW	\$75.59	\$62.19	\$54.38
2014	3.25	1.00	4.25%	DRAW	DRAW	DRAW	\$75.59	\$62.19	\$54.38
2015	3.25	1.00	4.25%	REPAYMENT	REPAYMENT	REPAYMENT	\$75.59	\$62.19	\$54.38
2016	3.50	1.00	4.50%	REPAYMENT	REPAYMENT	REPAYMENT	\$76.39	\$63.18	\$55.51
2017	4.00	1.00	5.00%	REPAYMENT	REPAYMENT	REPAYMENT	\$77.85	\$65.05	\$57.70
2018	4.75	1.00	5.75%	REPAYMENT	REPAYMENT	REPAYMENT	\$79.81	\$67.73	\$60.92
2019	5.50	1.00	6.50%	REPAYMENT	REPAYMENT	REPAYMENT	\$81.53	\$70.27	\$64.07
2020	3.25	1.00	4.25%	REPAYMENT	REPAYMENT	REPAYMENT	\$77.21	\$63.39	\$55.33
2021	3.25	1.00	4.25%	REPAYMENT	REPAYMENT	REPAYMENT	\$77.21	\$63.39	\$55.33
2022	3.25	1.00	4.25%	REPAYMENT	REPAYMENT	REPAYMENT	\$77.21	\$63.39	\$55.33
2023	8.00	1.00	9.00%	REPAYMENT	REPAYMENT	REPAYMENT	\$81.02	\$74.00	\$70.93
2024	8.50	1.00	9.50%	REPAYMENT	REPAYMENT	REPAYMENT	\$81.24	\$75.02	\$72.58

(1) This represents a margin we have recently used.

(2) This represents the introductory rate.

(3) This represents the 4.00% minimum interest rate.

(4) This represents the Minimum Payment and Payment Period for our Lines of Credit having a 10 year repayment period.

(5) This represents the Minimum Payment and Payment Period for our Lines of Credit having a 15 year repayment period.

(6) This represents the Minimum Payment and Payment Period for our Lines of Credit having a 20 year repayment period.