



Mazuma Credit Union  
 7260 W. 135th Street  
 Overland Park, KS 66223  
 (913) 574-5000  
 (888) 361-4194



Line-of-Credit Predisclosure

**IMPORTANT TERMS OF OUR HOME EQUITY LINE OF CREDIT**

This disclosure contains important information about your Home Equity Open-End Credit 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**) 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**

We can terminate the Home Equity Open-end Credit Plan and require you to pay us the entire outstanding balance in one payment and charge you certain fees if:

- (a) you commit fraud or material misrepresentation at any time in connection with this Plan;
- (b) you do not meet the repayment terms of this Plan;
- (c) your action or inaction adversely affects the collateral for the Plan or our rights in the collateral.

**Suspension or Reduction**

We can refuse to make additional extensions of credit or reduce your credit line if:

- (a) the value of your dwelling declines significantly below its appraised value for purposes of this Plan;
- (b) we reasonably believe that you will not be able to meet the repayment requirements due to a material change in your financial circumstances;
- (c) you are in default of a material obligation of this Plan;
- (d) government action prevents us from imposing the **ANNUAL PERCENTAGE RATE** provided for under this Plan or impairs our security interest such that the value of the interest is less than 120 percent of the credit line;
- (e) a regulatory agency has notified us that continued advances would constitute an unsafe and unsound practice;
- (f) the maximum **ANNUAL PERCENTAGE RATE** under this Plan is reached.

**Change in Terms**

Our home equity credit agreement permits us to make certain changes to the terms of this Plan at specified times or upon the occurrence of specified events.

**Minimum Payment Requirements:**

**EquiGold:** You can obtain advances of credit for 10 year(s) (the "draw period"). During the draw period, payments will be due monthly. Your minimum monthly payment will equal 1.75% of the loan account balance outstanding or \$100.00 whichever is greater and then rounded to the nearest \$0.01.

After the draw period ends, you will no longer be able to obtain credit advances (the "repayment period"), unless we renew or extend your draw period. The length of the repayment period is 15 year(s). During the repayment period, payments will be due monthly. Your minimum monthly payment will equal an amortized payment of the loan account balance. This balance will be amortized over 180 months. Balances of less than \$100.00 must be paid in full.

The minimum payment will change whenever the annual percentage rate changes. Your loan payments will recalculate each month in order for your loan to be paid in full during the repayment period.

**EquiPlus:** You can obtain advances of credit for 10 years (the "draw period"). After the draw period ends, you will no longer be able to obtain credit advances (the "repayment period"), unless we renew or extend your draw period. The length of the repayment period is 15 year(s). You must make minimum monthly payments throughout the draw period and the repayment period.

Your minimum monthly payment will be (a) the amount required to repay your outstanding Plan balance together with interest, in 180 equal monthly payments. Your minimum monthly payment will also include any amounts past due, any amount by which you have exceeded your credit limit, and any other charges that may become due under the Plan.

Your minimum monthly payment will change if (a) you take a new advance; or (b) the Annual Percentage Rate changes. When you take a new advance, your minimum payment will be re-calculated according to the 180-month repayment schedule explained above. Your minimum monthly payment will also change if the Annual Percentage Rate changes. Your loan payments will recalculate each month in order for your loan to be paid in full during the repayment period. Balances of less than \$100.00 must be paid in full.

**Minimum Payment Examples:**

**EquiGold:** If you made only the minimum monthly payment and took no other credit advances, it would take 23 years and 8 months to pay off a credit advance of \$10,000 at an **ANNUAL PERCENTAGE RATE** of 8.50%. During that period, you would make 120 monthly payments varying between \$176.24 and \$100.00 followed by 163 monthly payments of \$6.05, with a final payment of \$95.92.

**EquiPlus:** If you made only the minimum monthly payment and took no other credit advances, it would take 15 years to pay off a credit advance of \$10,000 at an **ANNUAL PERCENTAGE RATE** of 8.50%. During that period, you would make 179 monthly payments of \$98.47, with a final payment of \$99.89.

**Fees and Charges:** To open and maintain an account, you must pay the following fees to us:

**Late Charges:** If we do not receive your payment within 15 days of its due date, you will owe a late fee of 5% of the minimum payment, or \$15.00, whichever is greater, not to exceed \$50.00, but if the payment is \$25.00 or less, the late fee will be 5% of the payment, not to exceed \$5.00.

You must also pay certain fees to third parties such as appraisers, credit reporting firms, and government agencies. These fees generally total \$ \_\_\_\_\_ - \$ \_\_\_\_\_. If you ask, we will provide you with an itemization of the fees you will have to pay to third parties.

**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.

**Access to the Plan:** You may obtain advances under this Plan in person or by Smartline.

**Transaction Requirements:** The minimum initial advance requirement is \$2,500. There is no minimum requirement for subsequent advances.

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

**Initial Discount Rate:** An initial discounted rate may be available under this Plan. Ask us for more information regarding your initial discount.

**Refundability of Fees:** If you decide not to enter into this Plan within three business days of receiving this disclosure and the handbook entitled "What You Should Know About Home Equity Lines of Credit," you are entitled to a refund of any fees you may have already paid.

**Variable Rate Features:** This Plan has a variable rate and the **ANNUAL PERCENTAGE RATE** and corresponding periodic rate and minimum payment can change as a result. The **ANNUAL PERCENTAGE RATE** does not include costs other than interest.

**EquiGold:** The **ANNUAL PERCENTAGE RATE** is based on the value of an index. The index is the highest rate of interest identified as the 'Prime Rate' in the 'Money Rates' section of the Wall Street Journal. To determine the **ANNUAL PERCENTAGE RATE** that will apply to your account, we add a margin to the value of the index, and then round to the nearest 0.25%. Your margin will be based on your creditworthiness and Loan-to-Value (LTV) Ratio.

**EquiPlus:** The **ANNUAL PERCENTAGE RATE** is based on the value of an index. The index is the highest rate of interest identified as the auction average of the short term U.S. government bills with a 26-week maturity in the 'Money Rates' section of the Wall Street Journal. To determine the **ANNUAL PERCENTAGE RATE** that will apply to your account, we add a margin to the value of the index, and then round to the nearest 0.25%.

Ask us for the current index value, margins and **ANNUAL PERCENTAGE RATES**. After you open an account, rate information will be provided on periodic statements that we send you.

**Rate Changes:**

**EquiGold:** The **ANNUAL PERCENTAGE RATE** can change monthly on the first day of each month. There is no limit on the amount by which the **ANNUAL PERCENTAGE RATE** can change during any one year period. The maximum **ANNUAL PERCENTAGE RATE** that can apply during the plan is 20.04%. The **ANNUAL PERCENTAGE RATE** will never be less than 8.50%.

**EquiPlus:** The **ANNUAL PERCENTAGE RATE** can change quarterly on the first day of January, April, July, and October. There is no limit on the amount by which the **ANNUAL PERCENTAGE RATE** can change during any one year period. The maximum **ANNUAL PERCENTAGE RATE** that can apply during the plan is 20.04%. The **ANNUAL PERCENTAGE RATE** will never be less than 8.50%.

**Maximum Rate and Payment Examples:**

**EquiGold:** If you had an outstanding balance of \$10,000 at the beginning of the draw period, the minimum monthly payment at the maximum **ANNUAL PERCENTAGE RATE** of 20.04% would be \$177.92. The maximum annual percentage rate during the draw period could be reached in the first month. If you had an outstanding balance of \$10,000 at the beginning of the repayment period, the minimum monthly payment at the maximum **ANNUAL PERCENTAGE RATE** of 20.04% would be \$175.93. The maximum annual percentage rate during the repayment period could be reached in the second month.

**EquiPlus:** If you had an outstanding balance of \$10,000, the minimum monthly payment at the maximum **ANNUAL PERCENTAGE RATE** of 20.04% would be \$175.93. The maximum annual percentage rate during the draw period could be reached in the first month.

**Prepayment:** You may prepay all or any amount owing under this Plan without penalty. Payment in full shall not terminate this agreement or cancel the security instrument securing this Plan unless you specifically request that we do so.

**Historical Examples:** The following tables show how the 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 first Monday in August. If the first Monday is a holiday then the index values are from the first business day following that Monday.

The table assumes that no additional credit advances were taken and that only the minimum payment was made. It does not necessarily indicate how the index or your payments would change in the future.

**EquiGold:**

YEAR	INDEX (%)	MARGIN (1) (Percent)	ANNUAL PERCENTAGE RATE	MONTHLY PAYMENT (Dollars)
2000	9.50	1.50	11.00 (2)	\$176.60
2001	6.75	1.50	8.50 (3)	\$159.09
2002	4.75	1.50	8.50 (3)	\$140.10
2003	4.00	1.50	8.50 (3)	\$123.37
2004	4.25	1.50	8.50 (3)	\$108.64
2005	6.25	1.50	8.50 (3)	\$100.00
2006	8.25	1.50	9.75	\$100.00
2007	8.25	1.50	9.75	\$100.00
2008	5.00	1.50	8.50 (3)	\$100.00
2009	3.25	1.50	8.50 (3)	\$100.00
2010 (4)	3.25	1.50	8.50 (3)	\$9.46
2011	3.25	1.50	8.50 (3)	\$9.46
2012	3.25	1.50	8.50 (3)	\$9.46
2013	3.25	1.50	8.50 (3)	\$9.46
2014	3.25	1.50	8.50 (3)	\$9.46

1. This is a margin we have used recently; your margin may be different and will be based on creditworthiness and LTV Ratio.
2. There may be a discounted rate for a period of time within the first year.
3. This rate reflects a lifetime floor of 8.50%.
4. The repayment period begins in this year.

**EquiPlus:**

YEAR	INDEX (%)	MARGIN (1) (Percent)	ANNUAL PERCENTAGE RATE	MONTHLY PAYMENT (Dollars)
2000	6.060	3.50	9.50 (2)	\$104.42
2001	3.350	3.50	8.50 (3)	\$98.76
2002	1.555	3.50	8.50 (3)	\$98.76
2003	1.025	3.50	8.50 (3)	\$98.76
2004	1.735	3.50	8.50 (3)	\$98.76
2005	3.600	3.50	8.50 (3)	\$98.76
2006	4.990	3.50	8.50	\$98.76
2007	4.730	3.50	8.50 (3)	\$98.76
2008	1.920	3.50	8.50 (3)	\$98.76
2009	0.275	3.50	8.50 (3)	\$98.76
2010 (4)	0.195	3.50	8.50 (3)	\$98.76
2011	0.150	3.50	8.50 (3)	\$98.76
2012	0.145	3.50	8.50 (3)	\$98.76
2013	0.075	3.50	8.50 (3)	\$98.76
2014	0.050	3.50	8.50 (3)	\$98.76

1. This is a margin we have used recently; your margin may be different.
2. There may be a discounted rate for a period of time within the first year.
3. This rate reflects a lifetime floor of 8.50%.
4. The repayment period begins in this year.



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**RIGHT TO RECEIVE  
A COPY OF APPRAISALS**

NAME	DATE	ACCOUNT NUMBER

We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close.

You can pay for an additional appraisal for your own use at your own cost.

# MAZUMA CREDIT UNION

Required Service Providers

## Title Companies

TruHome Title Solutions, LLC  
14215-A East 42<sup>nd</sup> Street  
Independence, MO 64055

First American Title Company  
4420 S. Noland Road, Ste A  
Independence, MO 64055

## Credit Bureaus

TRANSUNION  
PO Box 1000  
Chester, PA 19022

EQUIFAX  
PO Box 67250  
Dallas, TX 75267

## Loan Protection Providers

Minnesota Life  
400 Robert St North  
St. Paul, MN 55101

## Real Estate Appraisers

Fitch Appraisals, LLC  
1600 NE 100<sup>th</sup> Court  
Kansas City, MO 64155

Houston Appraisals, LLC  
4407 Oxford  
Prairie Village, KS 66208

Norman, Hubbard & Assoc. Inc  
Appraisal Management Services  
11 Holland Avenue  
White Plains, NY 10603

## Flood Tracking

CoreLogic  
P.O. Box 202176  
Dallas, TX 75320

## Housing Counseling

Housing counselors throughout the country can provide advice on buying a home, renting, defaults, foreclosures, and credit issues. For an approved counseling agency go to the following web link:

[http://portal.hud.gov/hudportal/HUD?src=/ohc\\_nint](http://portal.hud.gov/hudportal/HUD?src=/ohc_nint)