

This application is designed to be completed by the applicant(s) with the Lender's assistance. Applicants should complete this form as "Borrower" or "Co-Borrower", as applicable. Co-Borrower information must also be provided (and the appropriate box checked) when  the income or assets of a person other than the Borrower (including the Borrower's spouse) will be used as a basis for loan qualification or  the income or assets of the Borrower's spouse or other person who has community property rights pursuant to state law will not be used as a basis for loan qualification, but his or her liabilities must be considered because the spouse or other person has community property rights pursuant to applicable law and Borrower resides in a community property state, the security property is located in a community property state, or the Borrower is relying on other property located in a community property state as a basis for repayment of the loan. If this is an application for joint credit, Borrower and Co-Borrower each agree that we intend to apply for joint credit.

Borrower  \_\_\_\_\_ initials \_\_\_\_\_ Co-Borrower  \_\_\_\_\_ initials \_\_\_\_\_

Amount Requested	Payment Date	Collateral (Pledged to secure loan)	Purpose of Loan
\$			

Borrower	
Name	Birth Date
Social Security Number	Home Phone
	Cell Phone
Marital Status: Check one if (a) you are applying for secured credit, (b) you reside in a community property state, or (c) you are relying on property in a community property state as a basis for repayment for credit requested. <input type="checkbox"/> Married <input type="checkbox"/> Separated <input type="checkbox"/> Unmarried (including single, divorced, and widowed)	
Email Address	
Present Physical Address (street, city, state, zip)	No. years: <input type="checkbox"/> Own <input type="checkbox"/> Rent
Mailing Address Street or P.O. Box	<input type="checkbox"/> Same as present physical address above
Former Address (street, city, state, zip)	No. years: <input type="checkbox"/> Own <input type="checkbox"/> Rent

Co-Borrower	
Name	Birth Date
Social Security Number	Home Phone
	Cell Phone
Marital Status: Check one if (a) you are applying for secured credit, (b) you reside in a community property state, or (c) you are relying on property in a community property state as a basis for repayment for credit requested. <input type="checkbox"/> Married <input type="checkbox"/> Separated <input type="checkbox"/> Unmarried (including single, divorced, and widowed)	
Email Address	
Present Physical Address (street, city, state, zip)	No. years: <input type="checkbox"/> Own <input type="checkbox"/> Rent
Mailing Address Street or P.O. Box	<input type="checkbox"/> Same as present physical address above
Former Address (street, city, state, zip)	No. years: <input type="checkbox"/> Own <input type="checkbox"/> Rent

Employment Information	
Employer Name and Address	Yrs. & Mos. on this job:
Occupation	Business Phone
	Gross Monthly Income \$
Previous Employer	Yrs. & Mos. on this job:

Employment Information	
Employer Name and Address	Yrs. & Mos. on this job:
Occupation	Business Phone
	Gross Monthly Income \$
Previous Employer	Yrs. & Mos. on this job:

Other Income	Received Since	Monthly Amount
		\$
		\$
Is any of this Other Income likely to be reduced before the credit requested is paid off? <input type="checkbox"/> Yes <input type="checkbox"/> No		
<b>Notice:</b> Alimony, child support, or separate maintenance income need not be revealed if you do not choose to have it considered as a basis for repaying this loan.		
Dependents (not listed by Co-Borrower)	no.	ages

Other Income	Received Since	Monthly Amount
		\$
		\$
Is any of this Other Income likely to be reduced before the credit requested is paid off? <input type="checkbox"/> Yes <input type="checkbox"/> No		
<b>Notice:</b> Alimony, child support, or separate maintenance income need not be revealed if you do not choose to have it considered as a basis for repaying this loan.		
Dependents (not listed by Borrower)	no.	ages

Name of nearest relative not living with you or Personal References			
Name	Relationship	Address	Phone

**Financial Summary**  
This section should be completed using information for both the Borrower and Co-Borrower

Assets	Value
Real Estate:	\$
Other Real Estate:	\$
Vehicles(List year, make, model) ↓	\$
	\$
	\$
Cash in Glacier Family of Bank Accounts	\$
Cash in Other Banks / Credit Unions	\$
Stocks / Bonds / IRA / Pension / 401K	\$
Cash Value Life Insurance:	\$
Other:	\$
Other:	\$
<b>Total Assets:</b>	\$

Liabilities	Monthly Payment	Balance
Mortgage Holder or Landlord	\$	\$
Other RE payments	\$	\$
Vehicle Lender(s) List lienholders ↓	\$	\$
	\$	\$
	\$	\$
Unsecured Bank Loans	\$	\$
Secured Bank Loans	\$	\$
Credit Card Debt (total)	\$	\$
Other:	\$	\$
Other:	\$	\$
Other:	\$	\$
<b>Total Liabilities:</b>	\$	\$
<b>Assets - Liabilities = Net Worth</b>	\$	

**Acknowledgement and Agreement**

Pursuant to the national privacy law that took effect July 1, 2001, I authorize Lender its successors and/or assignees to obtain verification of any information needed to complete my loan request. This information includes but is not limited to my bank account, other assets, employment earnings records and the need to order a consumer credit report. I further authorize anyone to accept a photocopy or facsimile of this document as their authorization to release such information to Lender. I certify that everything I have stated in this application and any attachments is correct. You may keep this application whether or not it is approved. By signing below, I authorize you to check my credit and employment history and to answer questions others may ask you about my credit record with you. I understand that I must update credit information at your request if my financial condition changes.

Each of the undersigned hereby acknowledges that any owner of the Loan, its servicers, successors and assigns, may verify or re-verify any information contained in this application or obtain any information or data relating to the Loan, for any legitimate business purpose through any source, including a source named in this application or a consumer reporting agency.

\_\_\_\_\_  
Borrowers Signature Date

\_\_\_\_\_  
Co-Borrowers Signature Date

**These Questions Apply to Both Borrower and Co-Borrower**

	Borrower	Co-Borrower		Borrower	Co-Borrower
If any of these questions are answered "YES", please explain on an attached sheet.			Is any part of the down payment borrowed?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are there any outstanding judgements against you?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	Have you had merchandise repossessed?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Have you declared bankruptcy in the past 7 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	Have you been denied credit with this lender before?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Have you had property foreclosed upon or given title or deed in lieu thereof in the last 7 years or obligated on any loan which resulted in foreclosures?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	Are you a U.S. Citizen or a permanent resident alien? If permanent resident alien, please provide us with a copy of your card.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are you a party in a lawsuit?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	Do you intend to occupy the property as your primary residence?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are you obligated to pay alimony, child support, or separate maintenance?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	Have you had an ownership interest in a property in the last three years?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are you presently delinquent or in default on any Federal debt, loan, etc?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	Property Type	<input type="checkbox"/> Principal <input type="checkbox"/> Second <input type="checkbox"/> Investment	<input type="checkbox"/> Principal <input type="checkbox"/> Second <input type="checkbox"/> Investment
Are you a co-maker or endorser on a note?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	Property Interest Held In	<input type="checkbox"/> Individual <input type="checkbox"/> Joint	<input type="checkbox"/> Individual <input type="checkbox"/> Joint

**DEMOGRAPHIC INFORMATION OF BORROWER**

Only complete this section if the application is to be dwelling secured

The purpose of collecting this information is to help ensure that all applicants are treated fairly and that the housing needs of communities and neighborhoods are being fulfilled. For residential mortgage lending, Federal law requires that we ask applicants for their demographic information (ethnicity, race and sex) in order to monitor our compliance with Equal Credit Opportunity, Fair Housing and Home Mortgage Disclosure laws. You are not required to provide this information but are encouraged to do so. You may select one or more designations for "Ethnicity" and one or more designations for "Race". **The law provides that we may not discriminate** on the basis of this information, or on whether you choose to provide it. However, if you choose not to provide the Information and you have made this application in person, Federal regulations require us to note your ethnicity, race, or sex on the basis of visual observation or surname. The law also provides that we may not discriminate on the basis of age or marital status information you provide in this application. If you do not wish to provide some or all of this information, please check below.

**Borrower:**

**Ethnicity:**

- Hispanic or Latino –check one or more below
- Mexican
  - Puerto Rican
  - Cuban
  - Other Hispanic or Latino – Print origin, for example Argentinean, Colombian, Dominican, Nicaraguan, Salvadoran, Spaniard, and so on:
- 
- Not Hispanic or Latino
- I do not wish to furnish this information

**Race: Check one or more**

- American Indian or Alaska Native – Print name of enrolled or principal tribe:
- 
- Asian
- Asian Indian
  - Chinese
  - Filipino
  - Japanese
  - Korean
  - Vietnamese
  - Other Asian – Print race, for example, Hmong, Laotian, Thai, Pakistani, Cambodian and so on:
- 
- Black or African American
- Native Hawaiian or Other Pacific Islander
- Native Hawaiian
  - Guamanian or Chamorro
  - Samoan
  - Other Pacific Islander – Print race, for example, Fijian, Tongan, and so on:
- 
- White
- I do not wish to provide this information

**Sex**

- Female
- Male
- I do not wish to provide this information

**Co-Borrower:**

**Ethnicity:**

- Hispanic or Latino –check one or more below
- Mexican
  - Puerto Rican
  - Cuban
  - Other Hispanic or Latino – Print origin, for example Argentinean, Colombian, Dominican, Nicaraguan, Salvadoran, Spaniard, and so on:
- 
- Not Hispanic or Latino
- I do not wish to furnish this information

**Race: Check one or more**

- American Indian or Alaska Native – Print name of enrolled or principal tribe:
- 
- Asian
- Asian Indian
  - Chinese
  - Filipino
  - Japanese
  - Korean
  - Vietnamese
  - Other Asian – Print race, for example, Hmong, Laotian, Thai, Pakistani, Cambodian and so on:
- 
- Black or African American
- Native Hawaiian or Other Pacific Islander
- Native Hawaiian
  - Guamanian or Chamorro
  - Samoan
  - Other Pacific Islander – Print race, for example, Fijian, Tongan, and so on:
- 
- White
- I do not wish to provide this information

**Sex**

- Female
- Male
- I do not wish to provide this information

**Military Lending Act**

Federal law provides important protections to active duty members of the Armed Forces and their dependents. To ensure that these protections are provided to eligible applicants, Glacier Bank requires you to select 'Yes' if one of the following statements is applicable:

- OR
- I AM a regular or reserve member of the Army, Navy, Marine Corps, Air Force or Coast Guard, serving on active duty under a call or order that does not specify a period of 30 days or less
  - I AM a dependent of a member of the Armed Forces on active duty as described above, because I am the member's spouse, the member's child under the age of eighteen years old or I am an individual for whom the member provided more than one half of my financial support for 180 days immediately preceding today's date.
- Yes       No

**FOR BANK USE ONLY**

**To Be Completed by Financial Institution (for an in person application and subject to Demographic Information)**

Was the <b>ethnicity</b> of the borrower collected on the basis of visual observation or surname? <input type="checkbox"/> Yes <input type="checkbox"/> No	Was the <b>ethnicity</b> of the co-borrower collected on the basis of visual observation or surname? <input type="checkbox"/> Yes <input type="checkbox"/> No
Was the <b>race</b> of the borrower collected on the basis of visual observation or surname? <input type="checkbox"/> Yes <input type="checkbox"/> No	Was the <b>race</b> of the co-borrower collected on the basis of visual observation or surname? <input type="checkbox"/> Yes <input type="checkbox"/> No
Was the <b>sex</b> of the borrower collected on the basis of visual observation or surname? <input type="checkbox"/> Yes <input type="checkbox"/> No	Was the <b>sex</b> of the co-borrower collected on the basis of visual observation or surname? <input type="checkbox"/> Yes <input type="checkbox"/> No

\*\*\* Bank Use Only \*\*\*

Existing Glacier Bank Customer? <input type="checkbox"/> Yes <input type="checkbox"/> No      If no, description of document(s) used to verify the customer's identity					
	Document Type	ID number	Place of Issuance	Date of Issuance	Expiration Date
Borrower					
Co-Borrower					

This information was provided:     In a face to face interview     In a Phone interview     Applicant submitted by fax or mail     Applicant submitted via email or Internet

Date application received: \_\_\_\_\_ Received by: \_\_\_\_\_      Originator NMLSR ID: \_\_\_\_\_  
Originator Company NMLSR ID: 472212

# HOME EQUITY CREDIT LINE EARLY DISCLOSURE

Altabank, Division of Glacier Bank  
American Fork Office  
33 East Main  
American Fork, UT 84003

## IMPORTANT TERMS OF OUR HOME EQUITY CREDIT LINE EARLY DISCLOSURE

This disclosure contains important information about our HELOC Variable 3 Year (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
Wire Fee:	\$10.00 - \$75.00	Upon Each Occurrence
Internal Evaluation:	\$50.00 - \$400.00	At Account Opening
Annual Fee:	\$50.00	Annually, beginning on the first anniversary date of the credit agreement

**Late Charge.** Your payment will be late if it is not received by us within **15 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 \$293.77 and \$17,506.50. We estimate the breakdown of these as follows:

Description	Amount	When Charged
Reconveyance Fee:	\$7.00 - \$400.00	At Account Closing
Appraisal/Evaluation Fee:	\$17.50 - \$2,500.00	At Account Opening

# HOME EQUITY CREDIT LINE EARLY DISCLOSURE (Continued)

Description	Amount	When Charged
Title Insurance Fee:	\$40.00 to \$9,500.00	At Account Opening
Recording (Filing Fees):	\$7.00-\$300.00	At Account Opening
Title Fees:	\$4.00 - \$100.00	At Account Opening
UCC Filing and/or Search:	\$4.00 - \$100.00	At Account Opening
Title Search:	\$2.77-\$2,000.00	At Account Opening
Legal Review Fee (Requested by Applicant):	\$50.00-\$750.00	At Account Opening
Settlement Fee:	\$25.00 - \$700.00	At Account Opening
Tax Service Fee:	\$74.50	At Account Opening
Life of Loan Flood Determination Fee:	\$5.00 - \$32.00	At Account Opening
E-Recording Fee:	\$2.00 - \$50.00	At Account Opening
Courier Fee:	\$5.00 - \$250.00	At Account Opening
Legal Review Fee (Required by Bank):	\$50.00-\$750.00	At Account Opening

**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: for 180 months (the "Draw Period"). Your Regular Payment will equal the amount of your accrued FINANCE CHARGES. You will make 179 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 15 years to pay off a credit advance of \$10,000.00 at an ANNUAL PERCENTAGE RATE of 4.250%. During that period, you would make 179 monthly payments ranging from \$32.60 to \$36.10 and one final payment of \$10,036.10.

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

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

**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 rate as published in the "Money Rates" section of the Wall Street Journal. Information about the Index is available or published at least daily in the Wall Street Journal. We will use the most recent Index value available to us as of upon anniversary of the loan 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, discount 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 every three years. 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% 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 18.000% would be \$152.88. This ANNUAL PERCENTAGE RATE could be reached at the time of the 36th 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 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.

**HOME EQUITY CREDIT LINE EARLY DISCLOSURE  
(Continued)**

**INDEX TABLE**

Year (as of the last business day in January)	Index (Percent)	Margin (1) (Percent)	ANNUAL PERCENTAGE RATE	Monthly Payment (Dollars)
2007.....	8.250.....	1.000	9.250	78.56
2008.....	7.250.....	1.000	9.250	78.56
2009.....	3.250.....	1.000	9.250	78.56
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.....	3.500.....	1.000	4.500	38.22
2017.....	3.750.....	1.000	4.500	38.22
2018.....	4.500.....	1.000	4.500	38.22
2019.....	5.500.....	1.000	6.500	55.21
2020.....	4.750.....	1.000	6.500	55.21
2021.....	3.250.....	1.000	6.500	55.21

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

**THIS AGREEMENT.** The term "this Agreement", as used in this disclosure, refers to the Plan, even though you may not have signed an agreement relating to the Plan.

**FEES AND CHARGES.** Third party fees may be waived if we make the loan to you.

**BORROWER ACKNOWLEDGMENT**

The Borrower, after having read the contents of the above disclosure, acknowledges receipt of this Disclosure Statement and further acknowledges that this Disclosure was completed in full prior to its receipt. The Borrower also acknowledges receipt of the handbook entitled "What you should know about Home Equity Lines of Credit".

**BORROWER:**

X \_\_\_\_\_  
Borrower Date

X \_\_\_\_\_  
Borrower Date

# HOME EQUITY CREDIT LINE EARLY DISCLOSURE

Altabank, Division of Glacier Bank  
American Fork Office  
33 East Main  
American Fork, UT 84003

## IMPORTANT TERMS OF OUR HOME EQUITY CREDIT LINE EARLY DISCLOSURE

This disclosure contains important information about our HELOC Variable 5 Year (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.
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**Lender Fees.** The following fees must be paid to us:

Description	Amount	When Charged
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Wire Fee:	\$10.00 - \$75.00	Upon Each Occurrence
Internal Evaluation:	\$50.00 - \$400.00	At Account Opening
Annual Fee:	\$50.00	Annually, beginning on the first anniversary date of the credit agreement

**Late Charge.** Your payment will be late if it is not received by us within **15 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 \$293.77 and \$17,506.50. We estimate the breakdown of these as follows:

Description	Amount	When Charged
Reconveyance Fee:	\$7.00 - \$400.00	At Account Closing
Appraisal/Evaluation Fee:	\$17.50 - \$2,500.00	At Account Opening

# HOME EQUITY CREDIT LINE EARLY DISCLOSURE (Continued)

Description	Amount	When Charged
Title Insurance Fee:	\$40.00 to \$9,500.00	At Account Opening
Recording (Filing Fees):	\$7.00-\$300.00	At Account Opening
Title Fees:	\$4.00 - \$100.00	At Account Opening
UCC Filing and/or Search:	\$4.00 - \$100.00	At Account Opening
Title Search:	\$2.77-\$2,000.00	At Account Opening
Legal Review Fee (Requested by Applicant):	\$50.00-\$750.00	At Account Opening
Settlement Fee:	\$25.00 - \$700.00	At Account Opening
Tax Service Fee:	\$74.50	At Account Opening
Life of Loan Flood Determination Fee:	\$5.00 - \$32.00	At Account Opening
E-Recording Fee:	\$2.00 - \$50.00	At Account Opening
Courier Fee:	\$5.00 - \$250.00	At Account Opening
Legal Review Fee (Required by Bank):	\$50.00-\$750.00	At Account Opening

**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: for 180 months (the "Draw Period"). Your Regular Payment will equal the amount of your accrued FINANCE CHARGES. You will make 179 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 15 years to pay off a credit advance of \$10,000.00 at an ANNUAL PERCENTAGE RATE of 4.250%. During that period, you would make 179 monthly payments ranging from \$32.60 to \$36.10 and one final payment of \$10,036.10.

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

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

**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 Rate as published in the "Money Rates" section of the Wall Street Journal. Information about the Index is available or published at least daily in the Wall Street Journal. We will use the most recent Index value available to us as of 5 years upon the anniversary of the loan 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, discount 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 every five years. 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% 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 18.000% would be \$152.88. This ANNUAL PERCENTAGE RATE could be reached at the time of the 60th 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 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.

**HOME EQUITY CREDIT LINE EARLY DISCLOSURE  
(Continued)**

**INDEX TABLE**

Year (as of the last business day in January)	Index (Percent)	Margin (1) (Percent)	ANNUAL PERCENTAGE RATE	Monthly Payment (Dollars)
2007.....	8.250.....	1.000	9.250	78.56
2008.....	7.250.....	1.000	9.250	78.56
2009.....	3.250.....	1.000	9.250	78.56
2010.....	3.250.....	1.000	9.250	78.56
2011.....	3.250.....	1.000	9.250	78.56
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.....	3.500.....	1.000	4.250	36.10
2017.....	3.750.....	1.000	4.750	40.34
2018.....	4.500.....	1.000	4.750	40.34
2019.....	5.500.....	1.000	4.750	40.34
2020.....	4.750.....	1.000	4.750	40.34
2021.....	3.250.....	1.000	4.750	40.34

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

**THIS AGREEMENT.** The term "this Agreement", as used in this disclosure, refers to the Plan, even though you may not have signed an agreement relating to the Plan.

**FEES AND CHARGES.** Third party fees may be waived if we make the loan to you.

**BORROWER ACKNOWLEDGMENT**

The Borrower, after having read the contents of the above disclosure, acknowledges receipt of this Disclosure Statement and further acknowledges that this Disclosure was completed in full prior to its receipt. The Borrower also acknowledges receipt of the handbook entitled "What you should know about Home Equity Lines of Credit".

**BORROWER:**

X \_\_\_\_\_  
Borrower Date

X \_\_\_\_\_  
Borrower Date



# HOME EQUITY CREDIT LINE EARLY DISCLOSURE

Altabank, Division of Glacier Bank  
American Fork Office  
33 East Main  
American Fork, UT 84003

## IMPORTANT TERMS OF OUR HOME EQUITY CREDIT LINE EARLY DISCLOSURE

This disclosure contains important information about our HELOC Variable Quarterly (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
Wire Fee:	\$10.00 - \$75.00	Upon Each Occurrence
Internal Evaluation:	\$50.00 - \$400.00	At Account Opening
Annual Fee:	\$50.00	Annually, beginning on the first anniversary date of the credit agreement

**Late Charge.** Your payment will be late if it is not received by us within **15 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.

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# HOME EQUITY CREDIT LINE EARLY DISCLOSURE (Continued)

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Legal Review Fee (Requested by Applicant):	\$50.00-\$750.00	At Account Opening
Settlement Fee:	\$25.00 - \$700.00	At Account Opening
Tax Service Fee:	\$74.50	At Account Opening
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**PROPERTY INSURANCE.** You must carry insurance on the property that secures the Plan.

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

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**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.

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**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, discount 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 quarterly. 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% 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 18.000% would be \$152.88. This ANNUAL PERCENTAGE RATE could be reached at the time of the 3rd payment.

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**HOME EQUITY CREDIT LINE EARLY DISCLOSURE  
(Continued)**

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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.....	3.500.....	1.000	4.500	38.22
2017.....	3.750.....	1.000	4.750	40.34
2018.....	4.500.....	1.000	5.500	46.71
2019.....	5.500.....	1.000	6.500	55.21
2020.....	4.750.....	1.000	5.750	48.84
2021.....	3.250.....	1.000	4.250	36.10

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

**THIS AGREEMENT.** The term "this Agreement", as used in this disclosure, refers to the Plan, even though you may not have signed an agreement relating to the Plan.

**FEES AND CHARGES.** Third party fees may be waived if we make the loan to you.

**BORROWER ACKNOWLEDGMENT**

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**BORROWER:**

X \_\_\_\_\_  
Borrower Date

X \_\_\_\_\_  
Borrower Date