

Home Equity Line of Credit (HELOC)

Annual Percentage Rates (APRs) are effective: 6/15/2021

Index: Wall Street Journal Prime Rate 3.25%

HELOCs have a 10-year draw period. Minimum payment is interest only, which will result in a balloon payment if only minimum payments are made. Rates are based on a margin tied to an Index of Wall Street Journal Prime Rate.

Rates and terms are subject to change without notice.

Owner Occupied Pricing Tiers	Six-month introductory Period Annual Percentage Rate (APR)		Annual Percentage Rate (APR) after introductory period. Based on Wall Street Journal Prime Rate (WSJ) plus a margin			
	Commitment Amount	Six-month introductory APR	**0.25% discount for Auto Payment	Margin added to Index	APR	**0.25% Discount added to margin for Auto Payment
\$25,000-\$49,999.99	2.74%	2.49%	2.50%	5.75%	2.25%	5.50%
\$50,000-\$99,999.99	2.74%	2.49%	1.50%	4.75%	1.25%	4.50%
\$100,000-\$249,999.99	2.74%	2.49%	1.25%	4.50%	1.00%	4.25%
\$250,000-\$400,000	2.74%	2.49%	1.00%	4.25%	0.75%	4.00%

Please contact us for information regarding loan amounts over \$400,000 up to \$1,000,000.

*Exchange Bank offers a no-up-front-loan-fee option for owner occupied single unit properties with loan amounts up to \$400,000.00. To be eligible for a no-up-front-loan-fee option, an Automated Valuation Model (AVM) must be available, and a limited title policy must be obtained (excludes some first lien loans and atypical properties). If a line increase is requested on the HELOC, Exchange Bank will offer a no-upfront-loan-fee option after two years, for the line increase.

**Interest rates and APRs listed above are for owner occupied (1-4 residential) and reflect a discount of 0.25% with an automatic payment from an Exchange Bank deposit account. The rate will increase if the automatic payment is discontinued. The introductory rate stated above is fixed for the initial six months and cannot change; no other discounts are available during the fixed rate introductory period. An additional 0.25% discount, after the fixed rate introductory period, is available if you have an Exchange Bank Premier Plus Checking account and your combined average daily deposit balance is \$25,000 or greater; or if you have investments with Exchange Bank's Wealth Management department. These funds must be verifiable at the time your loan is approved and cleared for loan documents; this 0.25% discount is not subject to adjustment.

You may have to pay certain fees to third parties such as title companies and government agencies, servicing companies, when a sub-escrow is required to pay off an existing lender, or if vesting corrections are needed. These fees range from \$0 to \$6,893. Additionally, if any loan documents have to be re-drawn after the initial document preparation, due to missed or canceled appointments, an additional fee of \$100.00 will be assessed and collected at loan signing.

Exchange Bank offers HELOCs for properties in our lending area, which include the North Bay, East Bay, South Bay and Greater Sacramento areas.

Advance Rate - Maximum loan-to-value criteria for owner occupied properties is 80% on line amounts up to \$500,000 and 70% for lines greater than \$500,000 and up to \$1,000,000.

Borrower must carry property insurance and flood insurance where required by law.

A non-refundable annual fee of \$75 will be charged to the credit line beginning the second year of the account. A balloon payment will result at the end of the draw period if only minimum payments are made.

Exit Fee - You may be subject to an early closing fee of \$500.00 to \$5,000 if the account is closed within 35 months of account opening date (fees are determined by date of account opening).

Example: 0.75% of line amount is charged during the first year (months 0-12),
0.50% of line amount is charged during the second year (months 13-24), or
0.25% of line amount is charged during the third year (months 25-35).

Non-Owner Occupied Properties

Second homes and investment properties may be considered. Maximum CLTV is 70%. Rates are increased by 1% over owner occupied rates and there is a 1% loan fee.

