



## Home Equity Loan / Home Improvement Loan

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

All rates below assume a second lien position with 15 year amortization.  
Rates and terms are subject to change without notice.

Owner Occupied Pricing Tiers Commitment Amount	Standard Rate and APR	*0.25% Discount added to rate for Auto Payment
\$25,000-\$49,999.99	4.50%	4.25%
\$50,000-\$99,999.99	4.50%	4.25%
\$100,000-\$400,000	4.50%	4.25%

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

\*Annual Percentage Rate (APR) and interest rates 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. An additional 0.25% discount is available if you have a Premier Plus Checking account and your combined average daily deposit balance is \$25,000 or greater at time of loan consummation; 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 Premier Plus Reward of a discount of 0.25% is not subject to adjustment.

**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.

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).

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

You may have to pay certain fees to third parties such as appraisers, title companies and government agencies when a sub-escrow is required to pay off an existing lender, or if vesting corrections are needed. These fees range from \$0 to \$6,893.00.

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 may be assessed and collected at loan signing.

**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.**