

Clinton Savings Bank
200 Church St. Clinton MA 01510 IMPORTANT TERMS OF OUR HOME EQUITY LINE OF CREDIT (Promo)

This disclosure contains important information about our Home Equity Line of Credit -Interest Draw Period. You should read it carefully and keep a copy for your records.

1. AVAILABILITY OF TERMS. All of the 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 that you have paid to us or anyone else in connection with your application.

2. 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.

3. POSSIBLE ACTIONS. Under certain circumstances, we can:

- A. Terminate your line of credit and require you to pay us the entire outstanding balance in one payment;
- B. Refuse to make additional extensions of credit; and
- C. Reduce your credit limit.

We can terminate your line of credit and require you to pay us the entire outstanding balance in one payment if:

- A. You engage in fraud or material misrepresentation in connection with the line of credit;
- B. You fail to make a payment as required by the agreement; or
- C. Your action or inaction adversely affects the collateral or our rights in the collateral.

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

- A. The value of the dwelling securing the line of credit declines significantly below its appraised value for purposes of the line of credit;
- B. We reasonably believe you will not be able to meet the repayment requirements under the line of credit due to a material change in your financial circumstances;
- C. You are in default of a material obligation of the agreement;
- D. Government action prevents us from imposing the annual percentage rate provided for in the agreement, or impairs our security interest such that the value of the interest is less than 120 percent of the credit limit on the line of credit;
- E. A regulatory agency has notified us that continued advances would constitute an unsafe and unsound practice; or
- F. The maximum annual percentage rate is reached.

4. MINIMUM PAYMENT REQUIREMENTS. You can obtain credit advances for 10 years (the "draw period"). During the Draw Period, your minimum payments will be due monthly. The payment will equal any amount past due, any fees and charges that are due, and the following:

- The amount of accrued finance charges on the last day of the billing cycle, for the last billing cycle in which an advance was made. Balances of less than \$50.00 must be paid in full.

The minimum payment amount will be rounded to the nearest \$.01. The minimum monthly payments during the draw period will not reduce the principal that is outstanding on your line of credit. After the draw period ends, you will no longer be able to obtain credit advances and must pay the outstanding balance on your line of credit (the "repayment period.") The length of the repayment period is 10 years. During the repayment period, payments will be due monthly. Your minimum monthly payment will include any amount past due, any fees and charges that are due and the following:

- Any accrued finance charges plus 0.8333 percent of the principal balance outstanding on the last day of the draw period. Balances of less than \$50.00 must be paid in full.

5. MINIMUM PAYMENT EXAMPLE. If you made only the minimum monthly payment and took no other credit advances, it would take 20 years to pay off a credit advance of \$10,000.00 at an ANNUAL PERCENTAGE RATE of 8.000%. During that period, you would make 120 payments of \$67.95 followed by 119 payments varying between \$151.28 and \$84.47, with a final payment of \$83.90.

6. FEES AND CHARGES. You must pay certain fees to third parties, such as appraisers, credit reporting firms, and government agencies. These fees generally total \$0.00 to \$1215.00. If you ask, we will provide you with an itemization of the fees you will have to pay to third parties.

7. REFUNDABILITY OF FEES. If you decide not to enter into this plan within three days of receiving this disclosure and the Home Equity Booklet, you are entitled to a refund of any fee you may have already paid.

8. EARLY TERMINATION FEE. If you terminate this loan and request a discharge of the mortgage securing this line of credit within 36 months, you will be obligated to pay us an early Termination Fee equal to the fees the Bank incurred in order to open this account.

9. PROPERTY INSURANCE. You must carry insurance on the property that secures the line of credit.

10. MINIMUM DRAW REQUIREMENTS. There is no minimum credit advance you can receive.

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

12. AVAILABILITY OF OTHER HOME EQUITY PLANS. If you ask, we will provide you with information on our other available home equity lines of credit.

13. VARIABLE RATE FEATURES. This line of credit has a variable rate feature and the annual percentage rate (corresponding to the periodic rate) and the minimum monthly payment can 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 the base rate on corporate loans posted by at least 70% of the 10 largest U.S. Banks known as the Wall Street Journal U.S. Prime Rate and is published in the Wall Street Journal. To determine the annual percentage rate that will apply to your line of credit, we add a margin from the value of the index and then round up to the nearest .125 percent. Ask us for the current index value, margin, and annual percentage rate. After you open a line of credit, rate information will be provided on periodic statements that we send you.

14. RATE CHANGES. There is no limit on the amount by which the rate can change in any one year period. The maximum ANNUAL PERCENTAGE RATE that can apply during the line of credit is 18.000 percent. The minimum ANNUAL PERCENTAGE RATE that can apply during the line of credit is 5.500 percent.

15. MAXIMUM RATE AND PAYMENT EXAMPLES. If you had an outstanding balance of \$10,000.00 at the beginning of the draw period, the minimum monthly payment at the maximum ANNUAL PERCENTAGE RATE of 18.000 percent would be \$152.88. The maximum annual percentage rate during the draw period could be reached in the 1st month (1 month) following an initial hold of 1 day.

If you had an outstanding balance of \$10,000.00 at the beginning of the repayment period, the minimum monthly payment at the maximum ANNUAL PERCENTAGE RATE of 18.000 percent would be \$236.21. The maximum annual percentage rate during the repayment period could be reached during the 1st month (1 month).

16. PREPAYMENT. You may prepay all or any amount owing under the Plan at any time without penalty.

17. CONVERSION OPTION. The Plan contains an option to convert the annual percentage rate under the Plan from a variable rate with annual percentage rate limits to a fixed rate. The following information is representative of conversion option features recently offered by us:

ANNUAL PERCENTAGE RATE Increase. Your ANNUAL PERCENTAGE RATE may increase if you exercise this option to convert to a fixed rate.

Conversion Periods: You can exercise the option to convert to a fixed rate only during the draw period: You may elect to convert a portion of your loan balance, but not less than \$5,000.00, to a fixed-rate, fixed-term loan ("Fixed Rate Conversion Loan.") The repayment term for any Fixed Rate Conversion Loan must be at least 60 months and may not exceed 180 months or the maturity date of your Home Equity Line of Credit, whichever is earlier.

Rate Determination: The fixed rate will be determined as follows: The fixed interest rate for each portion of your credit line balance converted to a Fixed Rate Conversion Loan will be the rate at which Clinton Savings Bank is offering fixed rate Home Equity Loans for the same or similar term as the Fixed Rate Conversion Loan at the time the conversion is requested. At the inception of each Fixed Rate Conversion Loan, lender will determine the minimum payment amount required to satisfy the balance of that loan in equal payments over the repayment term of the loan.

Conversion Rules: You can convert to a fixed rate only during the period above. In addition, the following rules apply to the conversion option for the Plan: You may elect to have up to three Fixed Rate Conversion Loans outstanding on your Account at any one time. However, you may not transfer a Fixed Rate Conversion Loan balance to a new Fixed Rate Conversion Loan and you may not transfer additional amounts to any Fixed Rate Conversion Loan once it has been established. The portion of your credit line that is not transferred to a Fixed Rate Conversion Loan is called your Revolving Account. The amount of each Fixed Rate Conversion Loan will reduce your available credit on your Revolving Account. As you repay the principal balance of each Fixed Rate Conversion loan, your available balance on your Revolving Account will increase.

18. HISTORICAL EXAMPLES. The following table 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 over the last 15 years. The index values are from the first business day of January. While only one payment amount per year is shown, payments would have varied during each year. The table assumes that no additional credit advances were taken, that only the minimum payment was made, and that the rate remained constant during each year. It does not necessarily indicate how the index or your payments would change in the future.

Year	Index (%)	Margin* (%)	Annual Percentage Rate (%)	Minimum Monthly Payment (\$)
2010	3.250	-0.500	5.990**	50.87
2011	3.250	-0.500	5.500(k)	46.71
2012	3.250	-0.500	5.500(k)	46.71
2013	3.250	-0.500	5.500(k)	46.71
2014	3.250	-0.500	5.500(k)	46.71
2015	3.250	-0.500	5.500(k)	46.71
2016	3.500	-0.500	5.500(k)	46.71
2017	3.750	-0.500	5.500(k)	46.71
2018	4.500	-0.500	5.500(k)	46.71
2019	5.500	-0.500	5.500(k)	46.71
2020	4.750	-0.500	5.500(k)	130.05(0)
2021	3.250	-0.500	5.500(k)	125.37
2022	3.250	-0.500	5.500(k)	120.70
2023	7.500	-0.500	7.000	124.95
2024	8.500	-0.500	8.000	124.10

* This is a margin we have used recently; your margin may be different.

** This ANNUAL PERCENTAGE RATE reflects a discount that we have provided recently; it will be in effect for six (6) months

(K) This reflects a lifetime floor of 5.500 percent.

(O) The repayment period begins in this year.

This is not a commitment to make a loan. You hereby acknowledge receipt of this Home Equity Plan Disclosure and a copy of the Home Equity Brochure on today's date

Signature

Date

Signature

Date