

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

This disclosure contains important information about our Home Equity Line of 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 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 pay 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: We can terminate your line, require you to pay us the entire outstanding balance in one payment, and charge you certain fees, if

For Wisconsin Borrowers Only: (1) you fail to make a required payment when due two times within a twelve month period, or (2) your failure to observe the terms of this plan materially impairs the condition, value or protection of, or our rights in, the property securing this plan.

For All Other Borrowers: (1) you engage in fraud or material misrepresentation in connection with the plan; (2) you do not meet the repayment terms of this plan, or (3) 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 (1) any reasons mentioned above exist; (2) the value of the dwelling securing the line declines significantly below its appraised value for purposes of the line; (3) we reasonably believe that you will not be able to meet the repayment requirements due to a material change in your financial circumstances; (4) you are in default of a material obligation of the agreement; (5) government action prevents us from imposing the annual percentage rate provided for in the agreement; (6) 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 line; (7) a regulatory agency has notified us that continued advances would constitute an unsafe and unsound business practice; (8) the maximum annual percentage rate is reached, or (9) For Wisconsin Borrowers Only: you engage in fraud or material misrepresentation in connection with this plan.

MINIMUM PAYMENT REQUIREMENTS: You can obtain credit advances for 10 years. This period is called the "draw period." At our option, we may renew or extend the draw period. After the draw period ends the repayment period will begin. The length of the repayment period will be 15 years. You will be required to make monthly payments during both the draw and repayment periods. Your payment will include any amounts past due and any amount by which you have exceeded your credit limit, and all other charges.

During the draw period, your payment will be a percentage of the outstanding balance each month based on the current annual percentage rate or \$100.00, whichever is greater. The table shown below shows the minimum payment schedule:

ANNUAL PERCENTAGE RATE	% of Monthly Balance
0.00% to 12.00%	1.00%
More than 12.00% to 15.00%	1.25%
More than 15.00% to 18.00%	1.50%

We will recalculate the payment at the start of the repayment period to repay the then outstanding balance by the end of the repayment period (15 years). Your payment will never be less than the smaller of \$100.00, or the full amount that you owe.

NEGATIVE AMORTIZATION: Under some circumstances during the draw period, the minimum payment will not cover the finance charges (interest) that is owed and "negative amortization" will occur. For instance, negative amortization would occur if the annual percentage rate increased to near or at the maximum rate. We will prevent negative amortization from occurring by increasing your payment to cover the finance charges (interest) owed. Once negative amortization ceases to be possible, the payment will return to the regular monthly payment. Additionally, the minimum payment will be recalculated at the start of the repayment period to repay all principal owed by the end of the repayment period.

MINIMUM PAYMENT EXAMPLE: If you made only the minimum monthly payment and took no other credit advances it would take 10 years 8 months to pay off a credit advance of \$10,000 at an **ANNUAL PERCENTAGE RATE** of 4.75%. During that period, you would make 120 payments of \$100.00, followed by 7 payments of \$100.00 and one (1) final payment of \$56.83.

FEES AND CHARGES: You must pay certain fees to third parties to open the plan. These fees generally total between \$250.00 and \$1,500.00. We will provide you with an itemization of the fees you will have to pay 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.

The following notice is required by New York law. You are required to obtain property insurance on the property that is security for your mortgage loan. We cannot require you to obtain an insurance policy in excess of the replacement cost of the improvements on the property securing the loan.

REFUNDABILITY OF FEES: If you decide not to enter into this plan within three business days of receiving this disclosure and the home equity brochure, you are entitled to a refund of any fee you may have already paid.

TRANSACTION REQUIREMENTS: The minimum credit advance that you can receive is \$1,000.00 for the first advance and \$1,000.00 for each subsequent advance.

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

VARIABLE RATE FEATURE: This plan has a variable rate feature during the draw period and the annual percentage rate (corresponding to the periodic rate) may change as a result. If the annual percentage rate increases, you will make more payments and a larger amount of principal may be owed at the end of the draw period. 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 Prime Rate published in the Money Rates column of the Wall Street Journal. When a range of rates has been published the highest rate will be used. We will use the most recent index value available to us as of 30 days before the date of any annual percentage rate adjustment.

To determine the annual percentage rate that will apply to your account, we add a margin to the value of the Index. The margin you receive is based on certain creditworthiness criteria. Your margin may be higher than the one used in the Historical Table. If the rate is not already rounded we then round up to the next .125%.

Ask us for the current index value, margin for which you qualify and annual percentage rate. After you open a plan, rate information will be provided on periodic statements that we send you.

RATE CHANGES: During the draw period, the annual percentage rate can change quarterly on the first day of February, May, August and November. The rate cannot increase or decrease more than 2.0 percentage points in any one year period. The maximum ANNUAL PERCENTAGE RATE that can apply is 18.0% or the maximum permitted by law, whichever is less. However, under no circumstances will your ANNUAL PERCENTAGE RATE go below 4.0% at any time during the term of the plan. At the start of the repayment period, the annual percentage rate will be set at the higher of 4.0% or index then in effect plus your margin.

MAXIMUM RATE AND PAYMENT EXAMPLES: During the draw period, if you had an outstanding balance of \$10,000, the minimum payment at the maximum ANNUAL PERCENTAGE RATE of 18.0% would be \$152.88. This annual percentage rate could be reached at the time of the 73rd payment.

During the repayment period, if you had an outstanding balance of \$10,000, the minimum payment at the maximum ANNUAL PERCENTAGE RATE of 18.0% would be \$161.09. This annual percentage rate could be reached at the time of the 73rd payment.

HISTORICAL EXAMPLE: The following table shows how the annual 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 last business day of January of each year. While only one payment per year is shown, payments may have varied during each year.

The table assumes that no additional credit advances were taken, that only the minimum payments were made, and that the rate remained constant during each year. It does not necessarily indicate how the index or your payments will change in the future.

WALL STREET JOURNAL PRIME RATE INDEX TABLE

Year (as of the last business day of January)	Index (Percent)	Margin ⁽¹⁾ (Percent)	ANNUAL PERCENTAGE RATE	Monthly Payment (Dollars)
1997	8.250	1.50	9.750	100.00
1998	8.500	1.50	10.000	100.00 ⁽⁴⁾
1999	7.750	1.50	9.250	100.00 ⁽⁴⁾
2000	8.500	1.50	10.000	100.00 ⁽⁴⁾
2001	9.000	1.50	10.500	100.00 ⁽⁴⁾
2002	4.750	1.50	8.500 ⁽²⁾	100.00 ⁽⁴⁾
2003	4.250	1.50	6.500 ⁽²⁾	100.00 ⁽⁴⁾
2004	4.000	1.50	5.500	100.00 ⁽⁴⁾
2005	5.250	1.50	6.750	100.00 ⁽⁴⁾
2006	7.500	1.50	8.750 ⁽²⁾	100.00 ⁽⁴⁾
2007 Start of Repayment Period	8.250	1.50	9.750 ⁽³⁾	100.00 ⁽⁴⁾
2008	6.000	1.50	9.750 ⁽³⁾	100.00 ⁽⁴⁾
2009	3.250	1.50	9.750 ⁽³⁾	100.00 ⁽⁴⁾
2010	3.250	1.50	9.750 ⁽³⁾	100.00 ⁽⁴⁾
2011	3.250	1.50	9.750 ⁽³⁾	100.00 ⁽⁴⁾

⁽¹⁾ This is a margin we have used recently; your margin may be different.
⁽²⁾ This ANNUAL PERCENTAGE RATE reflects an annual percentage rate periodic cap of 2.000% per year.
⁽³⁾ This ANNUAL PERCENTAGE RATE is fixed during the repayment period.
⁽⁴⁾ This payment reflects the minimum payment of \$100.00.

The undersigned acknowledges receiving a copy of this document.

X _____
 BorrowerA

X _____
 BorrowerB