



**CREDIT INFORMATION**

GROSS MONTHLY INCOME				MONTHLY HOUSING EXPENSE	
ITEM	APPLICANT	CO-APPLICANT	TOTAL	ITEM	MONTHLY AMOUNT
BASE EMPLOYMENT INCOME	\$	\$	\$	FIRST MORTGAGE (PRINCIPAL & INTEREST)	\$
OVERTIME	\$	\$	\$	OTHER FINANCING (PRINCIPAL & INTEREST)	\$
BONUSES	\$	\$	\$	HAZARD INSURANCE	\$
COMMISSIONS	\$	\$	\$	REAL ESTATE TAXES	\$
DIVIDENDS/INTEREST	\$	\$	\$	MORTGAGE INSURANCE	\$
NET RENTAL INCOME	\$	\$	\$	HOMEOWNERS ASSN. DUES	\$
OTHER (BEFORE COMPLETING, SEE NOTICE UNDER "DESCRIBE OTHER INCOME" BELOW)	\$	\$	\$	OTHER	\$
	\$	\$	\$	TOTAL MONTHLY PAYMENT	\$
	\$	\$	\$	UTILITIES	\$
TOTAL	\$	\$	\$	TOTAL	\$

DESCRIBE OTHER INCOME			MONTHLY AMOUNT	RECIPIENT
YOU NEED NOT DISCLOSE INCOME FROM ALIMONY, CHILD SUPPORT OR SEPARATE MAINTENANCE IF YOU DO NOT CHOOSE TO HAVE IT CONSIDERED AS A BASIS FOR REPAYING THIS LOAN.			\$	<input type="checkbox"/> APPLICANT <input type="checkbox"/> CO-APPLICANT
			\$	<input type="checkbox"/> APPLICANT <input type="checkbox"/> CO-APPLICANT
			\$	<input type="checkbox"/> APPLICANT <input type="checkbox"/> CO-APPLICANT

**STATEMENT OF ASSETS AND LIABILITIES**

SCHEDULE OF REAL ESTATE OWNED (IF ADDITIONAL PROPERTIES OWNED, ATTACH SEPARATE SCHEDULE)								
ADDRESS OF PROPERTY (INDICATE "S" IF SOLD, "PS" IF PENDING SALE OR "R" IF RENTAL IS BEING HELD FOR INCOME)	↓	TYPE OF PROPERTY	PRESENT MARKET VALUE	AMOUNT OF MORTGAGES & LIENS	GROSS RENTAL INCOME	MORTGAGE PAYMENTS	TAXES, INSURANCE, MAINTENANCE & MISC.	NET RENTAL INCOME
			\$	\$	\$	\$	\$	\$
			\$	\$	\$	\$	\$	\$
			\$	\$	\$	\$	\$	\$
TOTALS			\$	\$	\$	\$	\$	\$

**AGREEMENT:** The undersigned applies for the loan indicated in this application to be secured by a mortgage on the property described herein, and represents that the property will not be used for any illegal or restricted purpose, and that all statements made in this application are true and are made for the purpose of obtaining the loan. Verification may be obtained from any sources named in this application. The original or a copy of this application will be retained by the lender, even if the loan is not granted.

I/We fully understand that it is a federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements concerning any of the above facts as applicable under the provisions of Title 18, United States Code, Section 1014.

\_\_\_\_\_ Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_ Co-Applicant's Signature \_\_\_\_\_ Date

FOR LENDERS USE ONLY	
This application was taken: <input type="checkbox"/> in person <input type="checkbox"/> by mail <input type="checkbox"/> by telephone	
<input type="checkbox"/> Approved \$ _____ Date _____	<input type="checkbox"/> Disapproved Date _____
_____	_____

**UNIBANK FOR SAVINGS**  
**49 Church Street**  
**Whitinsville, MA 01588**

**IMPORTANT TERMS OF OUR HOME EQUITY LINE OF CREDIT**

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

**Availability of Terms** - All of the terms disclosed 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.

**Security Interest** - We will have a mortgage on your home, and you could lose your home if you do not meet the obligations in your agreement with us.

You must carry insurance on the property that secures this line.

**Possible Actions** - We can terminate your line and require you to pay the entire outstanding balance in one payment, and charge you certain fees if:

- ◆ You engage in fraud or material misrepresentation in connection with the line.
- ◆ You do not meet the repayment terms.
- ◆ 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 limit if:

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

The initial agreement permits us to make certain changes to the terms of the agreement at specified times or upon the occurrence of specified events.

**Fees and Charges** - There are no annual maintenance fees, or points. The following are an estimate if third party fees due when you open this line:

Title Search: \$85.00      Recording Fee: \$175.00      Subordination Fee: \$75.00

**Early Termination Fee** -   x   If checked, a penalty of \$400 will be charged if you pay back all funds borrowed and request a discharge of the mortgage within 3 years of the date the line originated. You may repay the funds borrowed and have no balance and you will not be charged a fee if you do not request a discharge of the mortgage.

**Minimum Draw Requirements** - The minimum credit advance you can receive is **\$500.00**.

**Tax Deductibility** - It is advisable for you to consult a tax advisor regarding the deductibility of interest and charges for the line.

**Minimum Payment Requirements** - You can obtain advances of credit for ten years (the "Draw Period"). Your minimum monthly payment during the Draw Period will equal the greater of (1) **\$50.00** or the accrued interest. Making the minimum payment during the Draw Period will not reduce your principal balance. After the Draw Period you will no longer be able to obtain credit advances and must repay the outstanding balance over ten years (the "Repayment Period"). During the Repayment Period your minimum monthly payment will equal 1/120th (.833%) of

the outstanding balance at the end of the Draw Period plus any finance charges that have accrued on the remaining balance or \$50.00, whichever is greater, plus any overdue amounts.

**Minimum Payment Example** - We will assume (1) that you borrow \$10,000 all at once, (2) that you borrow no more until the \$10,000 is paid back, and (3) that you always make the minimum monthly payment, and (4) that the ANNUAL PERCENTAGE RATE remains constant at 4.0% from 2008 until the loan is paid. These assumptions are somewhat artificial, but they will help us illustrate the change we are describing.

Under this plan, it would take 20 years (240 months) to pay off an initial credit advance of \$10,000. During that period you would make 120 monthly payments of \$50.00 (the Draw Period), followed by 120 payments varying between \$88.03 and \$63.30 (the Repayment Period).

**Negative Amortization** -  If checked, under some circumstances, your payments will not cover the finance charges that accrue and "negative amortization" will occur. Negative amortization will increase the amount that you owe us and reduce your equity in your home.

**Variable Rate Information** - The line has a variable-rate feature, and as a result the annual percentage rate and minimum payment can change. The annual percentage rate includes interest and no other costs. The annual percentage rate is based on the value of an index minus a margin. The index is the Prime Rate published in the Money Rates section of the Wall Street Journal. If there is more than one such rate published, the index used will be the higher such rate published. Currently there is a margin of 1.0% to be subtracted from the index. The rate will be equal to the Wall Street Journal Prime Rate, minus 1.0%.

If checked, the initial annual percentage rate is discounted- it is not based on the index and margin that will be used for later rate adjustments. The initial rate will be in effect for TWELVE (12) months. After this period of time, the annual percentage rate will be determined by adding a margin to the value of the index. Ask us for the current index value, discount, and annual percentage rate. We will continue to provide rate information on the periodic statements that we send you after the credit line is open.

**Rate Changes** - Changes in the annual percentage rate can occur at any time (unless you are still within an introductory period, where we have agreed not to change the rate for a specific amount of time). The maximum ANNUAL PERCENTAGE RATE that can apply is 18% per annum. The minimum ANNUAL PERCENTAGE RATE that can apply is 4.0%. Except for the 18% "cap" and 4.0% "floor", there is no limit on the amount by which the rate can change during any one-year period.

**Maximum Rate and Payment Example** - If you had an outstanding balance of \$10,000 at the beginning of the Draw Period, the minimum monthly payment during the Draw Period at the maximum ANNUAL PERCENTAGE RATE of 18% would be \$150.00. This ANNUAL PERCENTAGE RATE could be reached during the first month of the Draw Period.

If you had an outstanding balance of \$10,000 at the beginning of the Repayment Period, the minimum monthly payment during the Repayment Period at the maximum ANNUAL PERCENTAGE RATE of 18% would be \$233.33. This ANNUAL PERCENTAGE RATE could be reached during the first month of the Repayment Period.

## HISTORICAL EXAMPLE

The following table shows how the annual percentage rate and the minimum monthly 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 first business day of August of each year. While only one payment amount per year is shown, payments would have varied during each year. The figures in the table do not take account of certain special features, such as introductory interest rate offers.

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

<u>#</u>	<u>Year</u>	<u>Index</u>	<u>A.P.R.</u>	<u>Payment</u>	<u>End of Year Balance</u>
1	1994	7.25%	6.25%	\$52.08	\$10,000.00
2	1995	8.75%	7.75%	\$64.58	\$10,000.00
3	1996	8.25%	7.25%	\$60.42	\$10,000.00
4	1997	8.50%	7.50%	\$62.50	\$10,000.00
5	1998	8.50%	7.50%	\$62.50	\$10,000.00
6	1999	8.00%	7.00%	\$58.33	\$10,000.00
7	2000	9.50%	8.50%	\$70.83	\$10,000.00
8	2001	6.75%	5.75%	\$50.00	\$ 9,974.33
9	2002	4.75%	4.00%*	\$50.00	\$ 9,769.58
10	2003	4.00%	4.00%*	\$50.00	\$ 9,556.48
11 **	2004	4.25%	4.00%*	\$111.49	\$ 8,600.80
12	2005	6.50%	5.50%	\$119.06	\$ 7,645.12
13	2006	8.25%	7.25%	\$125.83	\$ 6,769.08
14	2007	8.25%	7.25%	\$120.06	\$ 5,733.76
15	2008	5.00%	4.00%	\$ 98.75	\$ 4,778.08

\*\* Repayment period begins after 10-year draw period.

\* 4.00% minimum ANNUAL PERCENTAGE RATE applies.

Borrower	Date	Co-Borrower	Date
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