

(PRESCREENED OFFERS ONLY; PERSONAL CODE:)

| | | | | | | | |
|---|--|---|------|--|---|---|---|
| TYPE OF LOAN APPLIED FOR | <input type="checkbox"/> HOME EQUITY CREDIT LINE <input type="checkbox"/> HOME EQUITY BRIDGE LINE <input type="checkbox"/> HOME EQUITY LOAN <input type="checkbox"/> HOME EQUITY CREDIT LINE INCREASE | EXISTING LINE OF CREDIT ACCOUNT NUMBER | TERM | <input type="checkbox"/> INTRO RATE <input type="checkbox"/> BALLOON OPTION <input type="checkbox"/> 1ST LIEN POSITION | DO YOU HAVE A PREMIER CHECKING ACCOUNT? <input type="checkbox"/> NO <input type="checkbox"/> YES | DO YOU HAVE A WEBSTER PERSONAL CHECKING ACCOUNT? <input type="checkbox"/> NO <input type="checkbox"/> YES: ACCOUNT NUMBER: _____ | AUTOMATIC PAYMENT <input type="checkbox"/> YES <input type="checkbox"/> NO (WEBSTER CHECKING/LINES AND LOANS) |
| AMOUNT <input type="checkbox"/> \$ _____ AND/OR <input type="checkbox"/> MAXIMUM AMOUNT I QUALIFY FOR | | PURPOSE OF LOAN (CHECK ALL THAT APPLY) <input type="checkbox"/> HOME IMPROVEMENT <input type="checkbox"/> REFINANCE OF REAL ESTATE SECURED LIEN <input type="checkbox"/> DEBT CONSOLIDATION <input type="checkbox"/> OTHER (Please Specify) _____ <input type="checkbox"/> PURCHASE HOME | | | | | |

CREDIT APPLICATION

IMPORTANT: Read these directions before completing this Application.
Please check appropriate box(es).

- If you are applying for an individual account in your own name and are relying on your own income or assets and not the income or assets of another person as the basis for repayment of the credit requested, complete Borrower Sections only.
- If you are applying for a joint account or an account that you and another person will use, complete all Sections about the co-borrower or user. We intend to apply for joint credit.

ALL BORROWERS MUST INITIAL _____
BORROWER INITIALS CO-BORROWER INITIALS

| BORROWER | | | | CO-BORROWER | | | | | | | |
|---|--|---|------------------------|---|--|---|------------------------|---|--|---|--|
| LEGAL NAME | | HOME PHONE (include area code) () | | LEGAL NAME | | HOME PHONE (include area code) () | | | | | |
| STREET | | CELL PHONE () | | STREET | | CELL PHONE () | | | | | |
| CITY | | STATE | ZIP | CITY | | STATE | ZIP | | | | |
| SOCIAL SECURITY NUMBER | | DATE OF BIRTH | | SOCIAL SECURITY NUMBER | | DATE OF BIRTH | | | | | |
| U.S. CITIZEN <input type="checkbox"/> YES <input type="checkbox"/> NO | IF NO, ARE YOU A RESIDENT ALIEN? <input type="checkbox"/> YES <input type="checkbox"/> NO | ARE YOU A U.S. CITIZEN RESIDING IN A FOREIGN COUNTRY? <input type="checkbox"/> YES <input type="checkbox"/> NO | | U.S. CITIZEN <input type="checkbox"/> YES <input type="checkbox"/> NO | IF NO, ARE YOU A RESIDENT ALIEN? <input type="checkbox"/> YES <input type="checkbox"/> NO | ARE YOU A U.S. CITIZEN RESIDING IN A FOREIGN COUNTRY? <input type="checkbox"/> YES <input type="checkbox"/> NO | | | | | |
| EMAIL ADDRESS | | | COUNTRY OF CITIZENSHIP | EMAIL ADDRESS | | | COUNTRY OF CITIZENSHIP | | | | |
| NAME & ADDRESS OF EMPLOYER | | | | NAME & ADDRESS OF EMPLOYER | | | | | | | |
| BUSINESS PHONE () | | DATE OF HIRE (MM/DD/YYYY) | | BUSINESS PHONE () | | DATE OF HIRE (MM/DD/YYYY) | | | | | |
| JOB TITLE/OCCUPATION | | TYPE OF BUSINESS | | JOB TITLE/OCCUPATION | | TYPE OF BUSINESS | | | | | |
| EMPLOYMENT STATUS <input type="checkbox"/> NOT SELF-EMPLOYED <input type="checkbox"/> SELF-EMPLOYED | | <input type="checkbox"/> RETIRED <input type="checkbox"/> UNEMPLOYED <input type="checkbox"/> STUDENT <input type="checkbox"/> HOMEMAKER <input type="checkbox"/> OTHER _____ | | IF SELF-EMPLOYED, ARE YOU INCORPORATED? <input type="checkbox"/> YES <input type="checkbox"/> NO _____% | | EMPLOYMENT STATUS <input type="checkbox"/> NOT SELF-EMPLOYED <input type="checkbox"/> SELF-EMPLOYED | | <input type="checkbox"/> RETIRED <input type="checkbox"/> UNEMPLOYED <input type="checkbox"/> STUDENT <input type="checkbox"/> HOMEMAKER <input type="checkbox"/> OTHER _____ | | IF SELF-EMPLOYED, ARE YOU INCORPORATED? <input type="checkbox"/> YES <input type="checkbox"/> NO _____% | |
| NAME & ADDRESS OF NEAREST RELATIVE NOT LIVING WITH YOU | | | | RELATIONSHIP | | HOME PHONE | | | | | |

| GROSS MONTHLY INCOME | | | | MONTHLY HOUSING EXPENSE* (You must list these expenses individually) | |
|--|-----------|-------------|-----------|--|----|
| ITEM | BORROWER | CO-BORROWER | TOTAL | FIRST MORTGAGE (P & I) | \$ |
| BASE EMPLOYMENT INCOME | \$ | \$ | \$ | HAZARD INSURANCE (HOMEOWNERS) | |
| OVERTIME | | | | REAL ESTATE TAXES | |
| COMMISSIONS/BONUSES | | | | MORTGAGE INSURANCE | |
| DIVIDENDS/INTEREST | | | | HOMEOWNER ASSN. DUES | |
| RENTAL INCOME | | | | FLOOD INSURANCE | |
| PENSION | | | | TOTAL MONTHLY PAYMENT | \$ |
| SOCIAL SECURITY | | | | * ALL PRESENT MONTHLY HOUSING EXPENSES OF BORROWER AND CO-BORROWER SHOULD BE LISTED ON A COMBINED BASIS. | |
| OTHER ↑ (See notice under Describe Other Income below before completing) | | | | | |
| TOTAL | \$ | \$ | \$ | | |

DESCRIBE OTHER INCOME

| | | |
|--|--|-----------------------|
| <input type="checkbox"/> B - BORROWER <input type="checkbox"/> C - CO-BORROWER | NOTICE: ↑ Alimony, child support, or separate maintenance income need not be revealed if the Borrower or Co-Borrower does not choose to have it considered as a basis for repaying this loan. | MONTHLY AMOUNT |
| | | \$ |
| | | |

ASSETS (IF PRESCREENED, THEN N/A)

Value of liquid assets (Savings, IRA, stocks, 401K, etc.) \$

I/WE WANT TO PAY OFF THE FOLLOWING DEBTS

| | |
|---|--------|
| <input type="checkbox"/> B = BORROWER <input type="checkbox"/> C = CO-BORROWER <input type="checkbox"/> J = JOINT | |
| B / C / J CREDITOR'S NAME | AMOUNT |
| | |
| | |
| | |
| | |
| | |
| | |

SCHEDULE OF REAL ESTATE OWNED

Please list all properties you own and all mortgages, home equity lines/loans or other mortgages on each property. Attach list if additional space is needed.

| ADDRESS OF PROPERTY | TYPE ↕ | MORTGAGE LENDER NAME | MORTGAGE BALANCE | MORTGAGE PAYMENT |
|---------------------|--------|----------------------|------------------|------------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

↕ TYPES OF PROPERTY: P = PRIMARY RESIDENCE; S = OWNER OCCUPIED 2ND HOME; I = NON-OWNER OCCUPIED INVESTMENT

PROPERTY TO BE SECURED

| | | | | | | | |
|---|--|--|---|---|---|----------------|---------------|
| PROPERTY TYPE <input type="checkbox"/> SINGLE FAMILY <input type="checkbox"/> 4 FAMILY <input type="checkbox"/> 2 FAMILY <input type="checkbox"/> CONDO <input type="checkbox"/> 3 FAMILY <input type="checkbox"/> PUD | OCCUPANCY TYPE <input type="checkbox"/> OWNER-OCCUPIED <input type="checkbox"/> SECOND HOME <input type="checkbox"/> INVESTMENT | IF CONDO, NAME OF ASSOCIATION PHONE # OF ASSOCIATION # OF FLOORS IN BUILDING | CURRENT MARKET VALUE OF PROPERTY: \$ | IS THIS PROPERTY FOR SALE? <input type="checkbox"/> YES <input type="checkbox"/> NO IN LAST 6 MONTHS? <input type="checkbox"/> YES <input type="checkbox"/> NO | STYLE OF HOME (Cape, Colonial) # BEDROOMS # BATHS | PURCHASE PRICE | PURCHASE DATE |
| PROPERTY TO BE MORTGAGED: STREET ADDRESS | | | CITY | STATE | ZIP | | |

LIST THE LEGAL NAMES OF ALL PROPERTY OWNERS ON THE TITLE _____

IS TITLE IN A TRUST? YES
 TITLE LLC

| | | | | | |
|---|---|--|---|---|---|
| IS YOUR PRESENT MORTGAGE WITH A BANK OR MORTGAGE COMPANY? <input type="checkbox"/> YES <input type="checkbox"/> NO | WITH WEBSTER? <input type="checkbox"/> YES <input type="checkbox"/> NO | IF WITH WEBSTER, DID YOU APPLY FOR YOUR PRESENT FIRST MORTGAGE WITHIN THE LAST 4 MONTHS? <input type="checkbox"/> YES <input type="checkbox"/> NO | WHAT LOAN TYPE IS YOUR FIRST MORTGAGE ON THE SUBJECT PROPERTY? <input type="checkbox"/> FIXED <input type="checkbox"/> ARM <input type="checkbox"/> BALLOON | WHAT PAYMENT TYPE IS YOUR FIRST MORTGAGE? <input type="checkbox"/> PRINCIPAL & INTEREST <input type="checkbox"/> INTEREST ONLY WITH PRINCIPAL & INTEREST <input type="checkbox"/> INTEREST ONLY WITH A BALLOON <input type="checkbox"/> BALLOON | DO YOU HAVE ANY MORTGAGE LOANS THAT SECURE THIS PROPERTY WHERE THE PRINCIPAL BALANCE CAN INCREASE OVER THE LIFE OF THE LOAN (NEGATIVE AMORTIZATION)? <input type="checkbox"/> YES <input type="checkbox"/> NO |
| HOMEOWNERS INSURANCE: ANNUAL PREMIUM \$ _____ | CARRIER NAME _____ | AGENT'S NAME _____ | AGENT'S PHONE () _____ | AGENT'S FAX () _____ | |
| FLOOD INSURANCE: ANNUAL PREMIUM \$ _____ | CARRIER NAME _____ | AGENT'S NAME _____ | AGENT'S PHONE () _____ | AGENT'S FAX () _____ | |
| PROPERTY TAXES: ANNUAL TAXES PAID \$ _____ | PROPERTY TAXES PAID TO _____ | | | | |

APPLICATION TITLE QUESTIONS

PLEASE CHECK "YES" IF YOU HAVE ANY OF THE FOLLOWING ON THE PROPERTY TO SECURE THIS LOAN:

| TYPE OF PROPERTY LIEN | DO YOU HAVE? | AMOUNT OWED | TO BE PAID OFF | NAME OF LIENHOLDER/ACCOUNT NUMBER |
|------------------------------------|------------------------------|-------------|--|-----------------------------------|
| 1ST MORTGAGE | <input type="checkbox"/> YES | \$ _____ | <input type="checkbox"/> YES <input type="checkbox"/> NO | |
| HOME EQUITY LINE/LOAN/2ND MORTGAGE | <input type="checkbox"/> YES | \$ _____ | <input type="checkbox"/> YES <input type="checkbox"/> NO | |
| HOME EQUITY LINE/LOAN/3RD MORTGAGE | <input type="checkbox"/> YES | \$ _____ | <input type="checkbox"/> YES <input type="checkbox"/> NO | |
| JUDGMENTS | <input type="checkbox"/> YES | \$ _____ | <input type="checkbox"/> YES <input type="checkbox"/> NO | |
| MECHANICS LIENS | <input type="checkbox"/> YES | \$ _____ | <input type="checkbox"/> YES <input type="checkbox"/> NO | |
| OWE ANY BACK TAXES/SEWER LIENS | <input type="checkbox"/> YES | \$ _____ | <input type="checkbox"/> YES <input type="checkbox"/> NO | |
| OTHER LIENS | <input type="checkbox"/> YES | \$ _____ | <input type="checkbox"/> YES <input type="checkbox"/> NO | |

SOLD OR RELEASED ANY PART OF YOUR PROPERTY SINCE YOU ACQUIRED IT? YES NO

ARE YOU REQUIRED TO PAY ALIMONY, CHILD SUPPORT, OR SEPARATE MAINTENANCE? YES NO MONTHLY PAYMENT \$ _____ MATURITY DATE _____ mm/dd/yr

ARE YOU A CO-SIGNER OR ENDORSER ON A NOTE? YES NO MONTHLY PAYMENT \$ _____ MATURITY DATE _____ mm/dd/yr

FOR QUESTIONS ON APPLICATION PLEASE CONTACT: BORROWER CO-BORROWER WHERE WOULD YOU LIKE TO CLOSE: (LIST ANY WEBSTER BRANCH) _____

Home Equity Lending Important Documents & Disclosures

**We have some important documents
for you to review.**

Please take a few minutes to review these documents and save them for your future reference. At Webster we take your banking personally and want you to be completely satisfied. If you have any questions, please call us at 1-800-543-3375. Thank you for choosing Webster Bank!





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Dear Homeowner:

Thank you for selecting Webster Bank, N.A. for your home equity borrowing needs. We appreciate your business and look forward to serving you.

This packet contains important disclosures and other information regarding your home equity line of credit or loan. Be sure to save this information for future reference.

Based on the type of loan you are applying for, the grid below will tell you which documents need to be reviewed or completed.

| Related Forms: | Bridge Line | Equity Loan | Equity Line |
|--|-------------|-------------|-------------|
| Consumer Home Equity Application | X | X | X |
| What You Should Know About Home Equity Lines of Credit | X | | X |
| Application Disclosure - Home Equity Line of Credit | | | X |
| Fixed Rate Conversion Options Addendum to Application Disclosure | | | X |
| Application Disclosure - Bridge Line | X | | |
| Balloon Payment Disclosure | X | | |
| USA PATRIOT Act Account Open Disclosure | X | X | X |
| Webster's Privacy and Opt-Out Notice | X | X | X |
| Housing Counseling Agencies Notice | X | X | X |

We may order an appraisal to determine the property's value and charge you for the appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost.

As part of the application process, Webster will conduct a routine property and title evaluation. There is no cost to you for loans or lines up to \$500,000. Fees may apply for certain transactions.

You will be assigned a Branch Liaison who will work with you on your application and contact you to review the documentation you will be required to provide to proceed with your request. You may need to provide the following information:

- *Income and Employment verification for salaried employees, hourly employees, or self employed borrowers;*
- *Rental or other income documentation and/or*
- *Verification of personal liquid assets.*

To apply online for a Home Equity Loan, please access www.websterbank.com/HomeEquityLoan or for a Home Equity Line of Credit, use www.websterbank.com/HomeEquityLineofCredit.

Housing counseling agencies approved by the U.S. Department of Housing and Urban Development (HUD) can offer independent advice about whether a particular mortgage loan terms is a good fit based on your objectives and circumstances, often at little or no cost.

A list has been provided and you can visit the Consumer Financial Protection Bureau's (CFPB) website, www.consumerfinance.gov/find-a-housing-counselor, and enter your zip code.

You can also access HUD's housing counseling agency website via www.consumerfinance.gov/mortgagehelp

For additional assistance with locating a housing counseling agency, call the CFPB at 1-855-411-CFPB (2372)

Thank you for applying with us. If you have any questions or need additional information, please call the Branch Liaison and Support team. 1-800-543-3375.



What You Should Know About Home Equity Lines of Credit

1. Introduction

If you are in the market for credit, a home equity plan is one of several options that might be right for you. Before making a decision, however, you should weigh carefully the costs of a home equity line against the benefits. Shop for the credit terms that best meet your borrowing needs without posing undue financial risks. And remember, failure to repay the amounts you've borrowed, plus interest, could mean the loss of your home.

1.1 Home Equity Plan Checklist

Ask your lender to help you fill out this worksheet.

| Basic features for comparison | Plan A | Plan B |
|------------------------------------|--------|--------|
| Fixed annual percentage rate | % | % |
| Variable annual percentage rate | % | % |
| Index used and current value | % | % |
| Amount of margin | | |
| Frequency of rate adjustments | | |
| Amount/length of discount (if any) | | |
| Interest rate cap and floor | | |
| Length of plan | | |
| Draw period | | |
| Repayment period | | |
| Initial fees | | |
| Appraisal fee | | |
| Application fee | | |
| Up-front charges, including points | | |
| Closing costs | | |
| Repayment terms | | |
| During the draw period | | |
| Interest and principal payments | | |
| Interest-only payments | | |
| Fully amortizing payments | | |
| When the draw period ends | | |
| Balloon payment? | | |
| Renewal available? | | |
| Refinancing of balance by lender? | | |

2. What is a home equity line of credit?

A home equity line of credit is a form of revolving credit in which your home serves as collateral. Because a home often is a consumer's most valuable asset, many homeowners use home equity credit lines only for major items, such as education, home improvements, or medical bills, and choose not to use them for day-to-day expenses.

With a home equity line, you will be approved for a specific amount of credit. Many lenders set the credit limit on a home equity line by taking a percentage (say, 75 percent) of the home's appraised value and subtracting from that the balance owed on the existing mortgage. For example:

| | |
|---------------------------------|-----------------|
| Appraised value of home | \$100,000 |
| Percentage | x 75% |
| Percentage of appraised value | = \$75,000 |
| Less balance owed on mortgage | - \$40,000 |
| Potential line of credit | \$35,000 |

In determining your actual credit limit, the lender will also consider your ability to repay the loan (principal and interest) by looking at your income, debts, and other financial obligations as well as your credit history.

Many home equity plans set a fixed period during which you can borrow money, such as 10 years. At the end of this "draw period," you may be allowed to renew the credit line. If your plan does not allow renewals, you will not be able to borrow additional money once the period has ended. Some plans may call for payment in full of any outstanding balance at the end of the period. Others may allow repayment over a fixed period (the "repayment period"), for example, 10 years.

Once approved for a home equity line of credit, you will most likely be able to borrow up to your credit limit whenever you want. Typically, you will use special checks to draw on your line. Under some plans, borrowers can use a credit card or other means to draw on the line.

There may be other limitations on how you use the line. Some plans may require you to borrow a minimum amount each time you draw on the line (for example, \$300) or keep a minimum amount outstanding. Some plans may also require that you take an initial advance when the line is set up.

2.1 What should you look for when shopping for a plan?

If you decide to apply for a home equity line of credit, look for the plan that best meets your particular needs. Read the credit agreement carefully, and examine the terms and conditions of various plans, including the annual percentage rate (APR) and the costs of establishing the plan. Remember, though, that the APR for a home equity line is based on the interest rate alone and will not reflect closing costs and other fees and charges, so you'll need to compare these costs, as well as the APRs, among lenders.

2.1.1 Variable interest rates

Home equity lines of credit typically involve variable rather than fixed interest rates. The variable rate must be based on a publicly available index (such as the prime rate published in some major daily newspapers or a U.S. Treasury bill rate). In such cases, the interest rate you pay for the line of credit will change, mirroring changes in the value of the index. Most lenders cite the interest rate you will pay as the value of the index at a particular time, plus a "margin," such as 2 percentage points. Because the cost of borrowing is tied directly to the value of the index, it is important to find out which index is used, how often the value of the index changes, and how high it has risen in the past. It is also important to note the amount of the margin.

Lenders sometimes offer a temporarily discounted interest rate for home equity lines—an “introductory” rate that is unusually low for a short period, such as six months.

Variable-rate plans secured by a dwelling must, by law, have a ceiling (or cap) on how much your interest rate may increase over the life of the plan. Some variable-rate plans limit how much your payment may increase and how low your interest rate may fall if the index drops.

Some lenders allow you to convert from a variable interest rate to a fixed rate during the life of the plan, or let you convert all or a portion of your line to a fixed-term installment loan.

2.2 Costs of establishing and maintaining a home equity line

Many of the costs of setting up a home equity line of credit are similar to those you pay when you get a mortgage. For example:

- A fee for a property appraisal to estimate the value of your home;
- An application fee, which may not be refunded if you are turned down for credit;
- Up-front charges, such as one or more “points” (one point equals 1 percent of the credit limit); and
- Closing costs, including fees for attorneys, title search, mortgage preparation and filing, property and title insurance, and taxes.

In addition, you may be subject to certain fees during the plan period, such as annual membership or maintenance fees and a transaction fee every time you draw on the credit line.

You could find yourself paying hundreds of dollars to establish the plan. And if you were to draw only a small amount against your credit line, those initial charges would substantially increase the cost of the funds borrowed. On the other hand, because the lender’s risk is lower than for other forms of credit, as your home serves as collateral, annual percentage rates for home equity lines are generally lower than rates for other types of credit. The interest you save could offset the costs of establishing and maintaining the line. Moreover, some lenders waive some or all of the closing costs.

2.3 How will you repay your home equity plan?

Before entering into a plan, consider how you will pay back the money you borrow. Some plans set a minimum monthly payment that includes a portion of the principal (the amount you borrow) plus accrued interest. But, unlike with typical installment loan agreements, the portion of your payment that goes toward principal may not be enough to repay the principal by the end of the term. Other plans may allow payment of only the interest during the life of the plan, which means that you pay nothing toward the principal. If you borrow \$10,000, you will owe that amount when the payment plan ends.

Regardless of the minimum required payment on your home equity line, you may choose to pay more, and many lenders offer a choice of payment options. However, some lenders may require you to pay special fees or penalties if you choose to pay more, so check with your lender. Many consumers choose to pay down the principal regularly as they do with other loans. For example, if you use your line to buy a boat, you may want to pay it off as you would a typical boat loan.

Whatever your payment arrangements during the life of the plan—whether you pay some, a little, or none of the principal amount of the loan—when the plan ends, you may have to pay the entire balance owed, all at once. You must be prepared to make this “balloon payment” by refinancing it with the lender, by obtaining a loan from another lender, or by some other means. If you are unable to make the balloon payment, you could lose your home.

If your plan has a variable interest rate, your monthly payments may change. Assume, for example, that you borrow \$10,000 under a

plan that calls for interest-only payments. At a 10 percent interest rate, your monthly payments would be \$83. If the rate rises over time to 15 percent, your monthly payments will increase to \$125. Similarly, if you are making payments that cover interest plus some portion of the principal, your monthly payments may increase, unless your agreement calls for keeping payments the same throughout the plan period.

If you sell your home, you will probably be required to pay off your home equity line in full immediately. If you are likely to sell your home in the near future, consider whether it makes sense to pay the up-front costs of setting up a line of credit. Also keep in mind that renting your home may be prohibited under the terms of your agreement.

2.4 Line of credit vs. traditional second mortgage loans

If you are thinking about a home equity line of credit, you might also want to consider a traditional second mortgage loan. This type of loan provides you with a fixed amount of money, repayable over a fixed period. In most cases, the payment schedule calls for equal payments that pay off the entire loan within the loan period. You might consider a second mortgage instead of a home equity line if, for example, you need a set amount for a specific purpose, such as an addition to your home.

In deciding which type of loan best suits your needs, consider the costs under the two alternatives. Look at both the APR and other charges. Do not, however, simply compare the APRs, because the APRs on the two types of loans are figured differently:

- The APR for a traditional second mortgage loan takes into account the interest rate charged plus points and other finance charges.
- The APR for a home equity line of credit is based on the periodic interest rate alone. It does not include points or other charges.

2.4.1 Disclosures from lenders

The federal Truth in Lending Act requires lenders to disclose the important terms and costs of their home equity plans, including the APR, miscellaneous charges, the payment terms, and information about any variable-rate feature. And in general, neither the lender nor anyone else may charge a fee until after you have received this information. You usually get these disclosures when you receive an application form, and you will get additional disclosures before the plan is opened. If any term (other than a variable-rate feature) changes before the plan is opened, the lender must return all fees if you decide not to enter into the plan because of the change. Lenders are also required to provide you with a list of homeownership counseling organizations in your area.

When you open a home equity line, the transaction puts your home at risk. If the home involved is your principal dwelling, the Truth in Lending Act gives you three days from the day the account was opened to cancel the credit line. This right allows you to change your mind for any reason. You simply inform the lender in writing within the three-day period. The lender must then cancel its security interest in your home and return all fees—including any application and appraisal fees—paid to open the account.

The Home Ownership and Equity Protection Act of 1994 (HOEPA) addresses certain unfair practices and establishes requirements for certain loans with high rates and fees, including certain additional disclosures. HOEPA now covers some HELOCs. You can find out more information by contacting the CFPB at the website address and phone number listed in the Contact information appendix, below.

2.5 What if the lender freezes or reduces your line of credit?

Plans generally permit lenders to freeze or reduce a credit line if the value of the home “declines significantly” or when the lender “reasonably believes” that you will be unable to make your payments

due to a “material change” in your financial circumstances. If this happens, you may want to:

- **Talk with your lender.** Find out what caused the lender to freeze or reduce your credit line and what, if anything, you can do to restore it. You may be able to provide additional information to restore your line of credit, such as documentation showing that your house has retained its value or that there has not been a “material change” in your financial circumstances. You may want to get copies of your credit reports (go to the CFPB’s website at consumerfinance.gov/askcfpb/5/can-i-review-my-credit-report.html for information about how to get free copies of your credit reports) to make sure all the information in them is correct. If your lender suggests getting a new appraisal, be sure you discuss appraisal firms in advance so that you know they will accept the new appraisal as valid.
- **Shop around for another line of credit.** If your lender does not want to restore your line of credit, shop around to see what other lenders have to offer. If another lender is willing to offer you a line of credit, you may be able to pay off your original line of credit and take out another one. Keep in mind, however, that you may need to pay some of the same application fees you paid for your original line of credit.

APPENDIX A:

Defined terms

This glossary provides general definitions for terms commonly used in the real estate market. They may have different legal meanings depending on the context.

DEFINED TERM

| | |
|---|--|
| ANNUAL MEMBERSHIP OR MAINTENANCE FEE | An annual charge for access to a financial product such as a line of credit, credit card, or account. The fee is charged regardless of whether or not the product is used. |
| ANNUAL PERCENTAGE RATE (APR) | The cost of credit, expressed as a yearly rate. For closed-end credit, such as car loans or mortgages, the APR includes the interest rate, points, broker fees, and other credit charges that the borrower is required to pay. An APR, or an equivalent rate, is not used in leasing agreements. |
| APPLICATION FEE | Fees charged when you apply for a loan or other credit. These fees may include charges for property appraisal and a credit report. |
| BALLOON PAYMENT | A large extra payment that may be charged at the end of a mortgage loan or lease. |
| CAP (INTEREST RATE) | A limit on the amount that your interest rate can increase. Two types of interest-rate caps exist. Periodic adjustment caps limit the interest-rate increase from one adjustment period to the next. Lifetime caps limit the interest-rate increase over the life of the loan. By law, all adjustable-rate mortgages have an overall cap. |
| CLOSING OR SETTLEMENT COSTS | Fees paid when you close (or settle) on a loan. These fees may include application fees; title examination, abstract of title, title insurance, and property survey fees; fees for preparing deeds, mortgages, and settlement documents; attorneys’ fees; recording fees; estimated costs of taxes and insurance; and notary, appraisal, and credit report fees. Under the Real Estate Settlement Procedures Act, the borrower receives a good faith estimate of closing costs within three days of application. The good faith estimate lists each expected cost as an amount or a range. |
| CREDIT LIMIT | The maximum amount that may be borrowed on a credit card or under a home equity line of credit plan. |

| | |
|---|--|
| EQUITY | The difference between the fair market value of the home and the outstanding balance on your mortgage plus any outstanding home equity loans. |
| INDEX | The economic indicator used to calculate interest-rate adjustments for adjustable-rate mortgages or other adjustable-rate loans. The index rate can increase or decrease at any time. See also Selected index rates for ARMs over an 11-year period (consumerfinance.gov/f/201204_CFPB_ARMs-brochure.pdf) for examples of common indexes that have changed in the past. |
| INTEREST RATE | The percentage rate used to determine the cost of borrowing money, stated usually as a percentage of the principal loan amount and as an annual rate. |
| MARGIN | The number of percentage points the lender adds to the index rate to calculate the adjustable-rate-mortgage interest rate at each adjustment. |
| MINIMUM PAYMENT | The lowest amount that you must pay (usually monthly) to keep your account in good standing. Under some plans, the minimum payment may cover interest only; under others, it may include both principal and interest. |
| POINTS (ALSO CALLED DISCOUNT POINTS) | One point is equal to 1 percent of the principal amount of a mortgage loan. For example, if a mortgage is \$200,000, one point equals \$2,000. Lenders frequently charge points in both fixed-rate and adjustable-rate mortgages to cover loan origination costs or to provide additional compensation to the lender or broker. These points usually are paid at closing and may be paid by the borrower or the home seller, or may be split between them. In some cases, the money needed to pay points can be borrowed (incorporated in the loan amount), but doing so will increase the loan amount and the total costs. Discount points (also called discount fees) are points that you voluntarily choose to pay in return for a lower interest rate. |
| SECURITY INTEREST | If stated in your credit agreement, a creditor, lessor, or assignee’s legal right to your property (such as your home, stocks, or bonds) that secures payment of your obligation under the credit agreement. The property that secures payment of your obligation is referred to as “collateral.” |
| TRANSACTION FEE | Fee charged each time a withdrawal or other specified transaction is made on a line of credit, such as a balance transfer fee or a cash advance fee. |
| VARIABLE RATE | An interest rate that changes periodically in relation to an index, such as the prime rate. Payments may increase or decrease accordingly. |

APPENDIX B:

More information

For more information about mortgages, including home equity lines of credit, visit consumerfinance.gov/mortgage. For answers to questions about mortgages and other financial topics, visit consumerfinance.gov/askcfpb. You may also visit the CFPB’s website at consumerfinance.gov/owning-a-home to access interactive tools and resources for mortgage shoppers, which are expected to be available beginning in 2014.

Housing counselors can be very helpful, especially for first-time home buyers or if you’re having trouble paying your mortgage. The U.S. Department of Housing and Urban Development (HUD) supports housing counseling agencies throughout the country that can provide free or low-cost advice. You can search for HUD-approved housing counseling agencies in your area on the CFPB’s web site at consumerfinance.gov/find-a-housing-counselor or by calling HUD’s interactive toll-free number at 800-569-4287.

The company that collects your mortgage payments is your loan servicer. This may not be the same company as your lender. If you have concerns about how your loan is being serviced or another aspect of your mortgage, you may wish to submit a complaint to the CFPB at consumerfinance.gov/complaint or by calling (855) 411-CFPB (2372).

When you submit a complaint to the CFPB, the CFPB will forward your complaint to the company and work to get a response. Companies have 15 days to respond to you and the CFPB. You can review the company's response and give feedback to the CFPB.

APPENDIX C:

Contact information

For additional information or to submit a complaint, you can contact the CFPB or one of the other federal agencies listed below, depending on the type of institution. If you are not sure which agency to contact, you can submit a complaint to the CFPB and if the CFPB determines that another agency would be better able to assist you, the CFPB will refer your complaint to that agency and let you know.

| Regulatory agency | Regulated entities | Contact information |
|---|--|---|
| Consumer Financial Protection Bureau (CFPB) P.O. Box 4503 Iowa City, IA 52244 | Insured depository institutions and credit unions with assets greater than \$10 billion (and their affiliates), and non-bank providers of consumer financial products and services, including mortgages, credit cards, debt collection, consumer reports, prepaid cards, private education loans, and payday lending | (855) 411-CFPB (2372) consumerfinance.gov/consumerfinance.gov/complaint |
| Board of Governors of the Federal Reserve System (FRB) Consumer Help, P.O. Box 1200, Minneapolis, MN 55480 | Federally insured state-chartered bank members of the Federal Reserve System | (888) 851-1920 federalreserveconsumerhelp.gov |
| Office of the Comptroller of the Currency (OCC) Customer Assistance Group, 1301 McKinney Street, Suite 3450, Houston, TX 77010 | National banks and federally chartered savings banks/ associations | (800) 613-6743 occ.treas.gov/helpwithmybank.gov |
| Federal Deposit Insurance Corporation (FDIC) Consumer Response Center 1100 Walnut Street Box #11 Kansas City, MO 64106 | Federally insured state-chartered banks that are not members of the Federal Reserve System | (877) ASK-FDIC or (877) 275-3342 fdic.gov fdic.gov/consumers |
| Federal Housing Finance Agency (FHFA) Consumer Communications Constitution Center 400 7th Street, S.W. Washington, DC 20024 | Fannie Mae, Freddie Mac, and the Federal Home Loan Banks | Consumer Helpline (202) 649-3811 fhfa.gov/homeownersbuyer/mortgageassistance/pages/complaintsconcernsquestions.aspx |
| National Credit Union Administration (NCUA) Consumer Assistance 1775 Duke Street Alexandria, VA 22314 | Federally chartered credit unions | (800) 755-1030 ncua.gov mycreditunion.gov |
| Federal Trade Commission (FTC) Consumer Response Center 600 Pennsylvania Ave, N.W. Washington, DC 20580 | Finance companies, retail stores, auto dealers, mortgage companies and other lenders, and credit bureaus | (877) FTC-HELP or (877) 382-4357 ftc.gov ftc.gov/bcp |

| Regulatory agency | Regulated entities | Contact information |
|---|---|--|
| Securities and Exchange Commission (SEC) Complaint Center 100 F Street, N.E. Washington, DC 20549 | Brokerage firms, mutual fund companies, and investment advisers | (202) 551-6551 sec.gov sec.gov/complaint/select.shtml |
| Farm Credit Administration Office of Congressional and Public Affairs 1501 Farm Credit Drive McLean, VA 22102 | Agricultural lenders | (703) 883-4056 fca.gov |
| Small Business Administration (SBA) Consumer Affairs 409 3rd Street, S.W. Washington, DC 20416 | Small business lenders | (800) U-ASK-SBA or (800) 827-5722 sba.gov |
| Commodity Futures Trading Commission (CFTC) 1155 21st Street, N.W. Washington, DC 20581 | Commodity brokers, commodity trading advisers, commodity pools, and introducing brokers | (866) 366-2382 cftc.gov/consumer-protection/index.htm |
| U.S. Department of Justice (DOJ) Civil Rights Division 950 Pennsylvania Ave, N.W., Housing and Civil Enforcement Section, Washington DC 20530 | Fair lending and housing issues | (202) 514-4713 TTY-(202) 305-1882 FAX-(202) 514-1116 To report an incident of housing discrimination: 1-800-896-7743 fairhousing@usdoj.gov |
| Department of Housing and Urban Development (HUD) Office of Fair Housing/ Equal Opportunity 451 7th Street, S.W. Washington, DC 20410 | Fair lending and housing issues | (800) 669-9777 hud.gov/complaints |



WebsterBank®

Webster Bank, N.A.
Client Assistance Center
P.O. Box 10305
Waterbury, CT 06726

1-800-325-2424



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APPLICATION DISCLOSURE

IMPORTANT TERMS OF OUR HOME EQUITY LINE OF CREDIT

In this disclosure, the words “you” and “your” mean anyone who applies for a Webster Home Equity Credit Line. The words “we”, “us” and “our” mean Webster Bank, N.A. (“Lender”).

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

1. Availability of Terms: All of the terms describe below are subject to change by us. If any of these terms change (other than the **ANNUAL PERCENTAGE RATE**) and you decide, as a result, not to enter into the agreement with us, you are entitled to a refund of any fees you paid to us or anyone else in connection with your application.

2. Security Interest: We will take a mortgage on your home. You could lose your home if you do not meet the obligations in your agreement with us.

3. 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:

- 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 credit limit if:

- The value of the dwelling securing the line declines significantly below its appraised value for purposes 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 the agreement.
- Government action prevents us from imposing the **ANNUAL PERCENTAGE RATE** provided for or impairs our security interest such that the value of 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 occurrences of specified events.

4. Minimum Payment Requirements: You can obtain credit advances for 10 years (the “draw period”). During this period, the minimum payment each billing period (there will be 12 billing periods per year) shall equal interest and fees shown on the bill, plus any unpaid minimum payment from prior bills.

After the draw period ends you will no longer be able to obtain credit advances. During the repayment period, payments will be due each billing period. Your minimum payment will equal 1/240 of the balance that was outstanding at the end of the draw period, plus the finance charges that have accrued on the remaining balance and any unpaid fees billed during the previous period.

5. Minimum Payment: If you made only the minimum payments and took no other advances, it would take 30 years to pay off an advance of \$10,000.

At an **ANNUAL PERCENTAGE RATE** of 4.24% you would make 120 payments of \$36.01 followed by 240 payments varying between \$77.68 and \$41.02. (*Minimum payment assumes that your outstanding balance remained at exactly \$10,000 and that you paid on the due date. The **APR** shown reflects the smallest index plus margin used recently; however, your index plus margin may differ.)

6. Fees and Charges: In order to open and maintain an account, you must pay the following fees to us:

For All Lines:

- Annual Fee: \$50.00 - waived year one - charged on each anniversary date thereafter,
- Service Fees: There are service charges equal to those charges being imposed by Lender for regular type checking accounts, such as “return items”. Ask us for our current rate structure for such charges.

Fees to Third Parties*: If Applicable:

- Closing/Settlement Fee/Attorney Fee - \$175 to \$550;
- Appraisal Fee - \$125 to \$2,500;
- Additional Trip Fee to Appraiser - \$40 to \$150;
- Structural Engineering Assessments - up to \$5,300;
- Recording Fees - \$68 to \$675;
- Title Insurance - \$100 to \$5,000.

Third party fees you will pay are contingent upon the line amount, state where property is located and other line related costs and generally range between \$800 and \$4,500.

Investment Property:

- Appraisal Fee, Title Search, Insurance, and Closing Fees may apply that generally range between \$1,500 to \$3,000*.

N.Y. State Mortgage Tax:

- For lines equal to or less than \$500,000, Lender will pay up to 1.75% of the N.Y. state and other mortgage taxes/stamps.
- For lines from \$500,001, Lender will pay up to 1.00% of the N.Y. state and other mortgage taxes/stamps. For lines over \$1,000,000, Lender will pay up to 0.25% of the N.Y. state and other mortgage taxes/stamps.
- For lines greater than \$500,000 up to \$2,000,000 fees may apply that generally range between \$10,766 and \$56,000*. Amount of fees you will pay are contingent upon line amount, state where property is located and other line related costs such as title insurance, appraisals and N.Y. state mortgage tax, where applicable.
- For Investment Properties, Lender will pay up to 0.25% of the N.Y. Mortgage Tax. Customer pays all other fees.

* If you ask, we will give you an itemization of these fees.

7. Pre-Payment Penalty: For all states except New York, if the line is closed and paid in full within the first three years, the following penalties will be charged:

For all states except New York:

| Prepayment Penalty Amount | Loan Amount |
|---|------------------------------|
| \$450 | Lines ≤ \$500,000 |
| \$1000 | >\$500,000 and ≤ \$1,000,000 |
| ½ % of original line amount if paid in full in 1 st year ¼% in 2 nd year ⅛% in 3 rd year | Over \$1,000,000 |

For New York, if the line is closed and paid in full within the first three years, the following penalties will be charged.

New York:

| Prepayment Penalty Amount | Loan Amount |
|---|-----------------------------------|
| \$1,000 | Less than and including \$150,000 |
| \$2,000 | >\$150,000 and ≤ \$250,000 |
| \$3,500 | >\$250,000 and ≤ \$500,000 |
| \$5,000 | >\$500,000 and ≤ \$1,000,000 |
| ½% of original line amount if paid in full within 1 st 3 years | Over \$1,000,000 |

8. Minimum Line of Credit: We offer accounts that require minimum line amounts of \$10,000.

9. Tax Deductibility: You should consult a tax advisor with questions regarding the deductibility of interest and charges under the plan.

10. Variable Rate Feature: The plan has a variable rate feature, 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 not other costs.

The initial **ANNUAL PERCENTAGE RATE** is based on the value of an index plus or minus a margin; the margin may be a positive or negative number. (Refer to #14. for information on an initial discount rate.) The index equals the highest U.S. Prime Rate published in the “Money Rates” section of “The Wall Street Journal”. The margin is determined by an underwriting process including combined loan to value ratio (“CLTV”), credit qualifications, occupancy and property type. Once your initial **ANNUAL PERCENTAGE RATE** is established, your interest rate will be based on the value of an index plus or minus your margin. If the index is no longer available, we will choose a comparable index to compute the **ANNUAL**

PERCENTAGE RATE. Ask us for the current index values, margin, discount and **ANNUAL PERCENTAGE RATE.** After you open a credit line, rate information will be provided on periodic statements that we will send you.

11. Rate Changes: The rate can change each time the index changes. This rate change may occur every business day. The maximum **ANNUAL PERCENTAGE RATE** that can apply during the plan is 18.00%. This is called the “cap”. The minimum **ANNUAL PERCENTAGE RATE** that can apply during the plan is 3.50%. This is called the “floor”. (The Introductory Rate, if any, may drop below the “floor” during the Introductory Rate period.) Apart from the “cap” and the “floor”, there is no limit on the amount by which the rate can change during any billing cycle.

12. Maximum Rate and Payment Example: If you had an outstanding balance of \$10,000 during the draw period, the minimum monthly payment at the maximum **ANNUAL PERCENTAGE RATE** of 18.00% would be \$152.88*. This **ANNUAL PERCENTAGE RATE** could be reached during the first billing cycle of the repayment period.

If you had an outstanding balance of \$10,000 at the beginning of the repayment period, the minimum monthly payment at the maximum **ANNUAL PERCENTAGE RATE** of 18.00% would vary between \$194.55 and \$41.49*. This **ANNUAL PERCENTAGE RATE** could be reached during the first billing cycle of the repayment period.

(*The maximum rate reflects the highest rate that can be charged regardless of the initial index plus or minus the margin.)

13. Historical Example: The following tables show how the **ANNUAL PERCENTAGE RATE** and the minimum monthly payments for a single \$10,000 advance would be charged based on changes in the index over the last 15 years. The index values are from the first week in March of each year. While only one payment amount per year is shown, payments would have varied during each year.

The table assumes that no additional line advances were taken, that the balance did not exceed the \$10,000 credit limit at any time, that you paid exactly on the due date, that only the minimum payments were made, and that the interest rate remained constant during the year. It does not necessarily indicate how the index or your payments will change in the future. The attached table reflects the minimum index plus margin ranges. Your margin will depend on your line pricing (refer to #10. **Variable Rate Feature**).

| INDEX TABLE | | | | | |
|-------------------------------------|------|-------|----------|-------|---------|
| 10 year draw period (interest only) | | | | | |
| | YEAR | INDEX | MARGIN * | APR | MIN PMT |
| | | (%) | (%) | (%) | (\$) |
| Draw Period | 2007 | 8.250 | 0.99 | 9.240 | 78.48 |
| | 2008 | 6.000 | 0.99 | 6.990 | 59.37 |
| | 2009 | 3.250 | 0.99 | 4.240 | 36.01 |
| | 2010 | 3.250 | 0.99 | 4.240 | 36.01 |
| | 2011 | 3.250 | 0.99 | 4.240 | 36.01 |
| | 2012 | 3.250 | 0.99 | 4.240 | 36.01 |
| | 2013 | 3.250 | 0.99 | 4.240 | 36.01 |
| | 2014 | 3.250 | 0.99 | 4.240 | 36.01 |
| | 2015 | 3.250 | 0.99 | 4.240 | 36.01 |
| | 2016 | 3.500 | 0.99 | 4.490 | 38.13 |
| Repay Period | 2017 | 3.750 | 0.99 | 4.740 | 81.92 |
| | 2018 | 4.500 | 0.99 | 5.490 | 88.29 |
| | 2019 | 5.500 | 0.99 | 6.490 | 96.79 |
| | 2020 | 4.250 | 0.99 | 5.240 | 86.17 |
| | 2021 | 3.250 | 0.99 | 4.240 | 77.68 |

* This is a margin we have used recently.
** The draw period ends after 10 years.

14. Discounted Introductory Rate: The initial **ANNUAL PERCENTAGE RATE** may be discounted, and not based on the index and margin used for later rate adjustments. The initial rate may be discounted for a certain period of time. Thereafter, the **ANNUAL PERCENTAGE RATE** will be based on the value of an index plus or minus a margin as described in #10. Variable Rate Feature.

Historical Example: The following table shows how the **ANNUAL PERCENTAGE RATE** and the minimum monthly payments for a single \$10,000 advance would be charged based on the discount rate and changes in the index over the last 15 years. The index values are from the first week in March of each year. The table below illustrates a discount

ANNUAL PERCENTAGE RATE for the first 12 months. While only one payment amount is shown thereafter, payments would have varied during each year.

The table assumes that no additional line advances were taken, that the balance did not exceed the \$10,000 credit limit at any time, that you paid exactly on the due date, that only the minimum payments were made, and that the interest rate remained constant during each year after the discount period. It does not necessarily indicate how the index or your payments will change in the future. After the discount period, the table reflects the minimum index plus margin ranges. Your margin will depend on your line pricing (refer to #10 Variable Rate Feature).

| DISCOUNTED INITIAL RATE INDEX TABLE | | | | | |
|--|-------------|--------------|-----------------|------------|----------------|
| 10 year draw period (Interest Only) | | | | | |
| | <u>YEAR</u> | <u>INDEX</u> | <u>MARGIN *</u> | <u>APR</u> | <u>MIN PMT</u> |
| | | (%) | (%) | (%) | (\$) |
| Draw Period | 2007 | 8.250 | -1.76 | 6.490 | 55.12 |
| | 2008 | 6.000 | 0.99 | 6.990 | 59.37 |
| | 2009 | 3.250 | 0.99 | 4.240 | 36.01 |
| | 2010 | 3.250 | 0.99 | 4.240 | 36.01 |
| | 2011 | 3.250 | 0.99 | 4.240 | 36.01 |
| | 2012 | 3.250 | 0.99 | 4.240 | 36.01 |
| | 2013 | 3.250 | 0.99 | 4.240 | 36.01 |
| | 2014 | 3.250 | 0.99 | 4.240 | 36.01 |
| | 2015 | 3.250 | 0.99 | 4.240 | 36.01 |
| | 2016 | 3.500 | 0.99 | 4.490 | 38.13 |
| Repay Period | 2017 | 3.750 | 0.99 | 4.740 | 81.92 |
| | 2018 | 4.500 | 0.99 | 5.490 | 88.29 |
| | 2019 | 5.500 | 0.99 | 6.490 | 96.79 |
| | 2020 | 4.250 | 0.99 | 5.240 | 86.17 |
| | 2021 | 3.250 | 0.99 | 4.240 | 77.68 |

* This is a margin we have used recently.
 ** This APR includes a discount for 12 months
 *** The draw period ends after 10 years.

Ask us for the current discount, index value, margin and ANNUAL PERCENTAGE RATE.



FIXED RATE CONVERSION OPTION ADDENDUM TO APPLICATION DISCLOSURE

This Fixed Rate Conversion Option Addendum supplements the information in the Application Disclosure about a Webster Home Equity Credit Line, and describes how you may be able to repay all or a portion of the balance owed on a Webster Home Equity Credit Line at a fixed interest rate instead of a daily variable rate of interest. We sometimes refer to this fixed rate repayment option as the "Conversion Option". Please read this Fixed Rate Conversion Option Addendum carefully and keep a copy with the Application Disclosure for your records.

1. Conversion Option. No later than 90 days before the end of the draw period, you may ask us to convert some or all of your then-outstanding unpaid principal balance due on the Home Equity Credit Line to a fixed interest rate under certain conditions that are summarized below. You may only ask us to convert outstanding unpaid principal that is subject to a daily variable rate of interest at the time of your request. You may ask for a fixed rate repayment term of 60, 120, 180 or 240 consecutive monthly billing periods (5, 10, 15 or 20 years). The minimum principal amount you may convert to a fixed interest rate is \$25,000 for a 5-year repayment term, \$25,000 for a 10-year repayment term, \$50,000 for a 15-year repayment term and \$50,000 for a 20-year repayment term. You may not exercise a Conversion Option if, when you request the Conversion Option or at the time you would exercise the Conversion Option, we may take any action described in Section 3 of your Application Disclosure. You may not request a Conversion Option later than 90 days before the end of draw period, and you may not exercise the Conversion Option after the draw period has ended.

2. Conversion Agreement. If we agree to allow you to exercise a Conversion Option, you and we will enter into a written agreement spelling out the specific terms of the Conversion Option (including the principal amount subject to the fixed interest rate, the dollar amount and number of required monthly payments, and the fixed-interest rate).

3. Conversion fee and other requirements. We will charge you a \$99.00 fee whenever you exercise a Conversion Option. You may not have more than four (4) outstanding unpaid Conversion Option balances at a time.

4. Fixed interest rate. Here is how we will determine the fixed interest rate that will apply to a Conversion Option: Subject to the Annual Percentage Rate "cap" (18.0%) and "floor" (3.50%) described in Section 11 of your Application Disclosure, we will offer you the fixed annual interest rate we are generally offering to eligible members of the public when we receive your Conversion Option request, for fixed rate home equity monthly installment loans for the principal amount and term you request (or for a substantially similar principal amount and term), assuming no "points" or origination fees are paid, after taking into account information we used to approve you for the Home Equity Credit Line, including (for example) your credit score, the value of the dwelling securing the Home Equity Credit Line account and other information. For example: If the value of our security interest in the dwelling when we agreed to open the

account was 85% of our estimated value of the dwelling (taking into account our mortgage and any prior mortgage or lien on the dwelling ahead of our mortgage), we would offer you the fixed annual interest rate we are generally offering at the time of your Conversion Option request to eligible members of the public for a fixed rate home equity monthly installment loan with the principal amount and term you request (or a substantially similar principal amount and term), assuming no "points" or origination fees are paid, and also assuming a combined loan-to-value ratio of 85%, and a borrower credit score and other credit information similar to your original credit score and other credit information we used when we approved you for the Home Equity Credit Line, subject to the Annual Percentage Rate "cap" (18.0%) and "floor" (3.50%) described in Section 11 of your Application Disclosure.

The Conversion Option fixed annual interest rate will not be less than the Annual Percentage Rate "floor" (3.50%) described in Section 11 of your Application Disclosure in the Agreement. In addition, if the Conversion Option fixed annual interest rate, determined as described above, would be more than the Annual Percentage Rate "cap" (18.0%) described in your Application Disclosure, we may, at our option, either allow you to exercise the Conversion Option (in which case the Conversion Option fixed annual interest rate would be 18.0%, or, alternatively, we may choose to not allow you to exercise the Conversion Option.

If you do not exercise the Conversion Option within fifteen (15) days after we approve your Conversion Option request (by sending you a conversion Option confirmation agreement for your signature), we may at our discretion withdraw our approval of your Conversion Option request and/or redetermine the fixed annual interest rate applicable to your requested Conversion Option by offering you the fixed annual interest rate we are generally offering to eligible members of the public, as described more fully in the preceding paragraph, as of the date that is fifteen (15) days after we approved your conversion Option request (instead of as of the date we first received your Conversion Option request).

After you exercise a Conversion Option, the principal balance converted to a fixed interest rate will not be subject to the variable rate feature described in your Application Disclosure until the final Conversion Option payment is due.

5. Minimum monthly payment. If you exercise a Conversion Option, the minimum monthly payment required to be made each billing period in connection with the Conversion Option will be an amount that would allow you to repay the converted principal balance at the fixed interest rate that applies to the Conversion Option during the scheduled repayment term of the Conversion Option in substantially equal payment amounts. Your total required payment each billing period would equal the minimum payment described in your Application Disclosure (for balances that are subject to the variable Annual Percentage Rate described in your Application Disclosure) plus the minimum monthly payment required to be made in connection with any Conversion Option(s) you exercise.

6. Examples of Conversion Option minimum monthly payments. All of the examples in the Application Disclosure of minimum payments assume that you do not exercise any Conversion Option. Here are examples of Conversion Option minimum monthly payments, assuming you convert \$50,000 of principal to a fixed annual interest rate of 18% (the highest possible Conversion Option fixed annual interest rate):

| Principal Amount Converted | Repayment term | Minimum monthly payment |
|----------------------------|--------------------------------|-------------------------|
| \$50,000* | 60 billing periods (5 years) | \$ 1,269.67 |
| \$50,000** | 120 billing periods (10 years) | \$ 900.93 |
| \$50,000 | 180 billing periods (15 years) | \$ 805.21 |
| \$50,000 | 240 billing periods (20 years) | \$ 711.66 |

*The minimum amount that may be converted to a 5-year repayment term is \$25,000. In this 5-year repayment term example, the minimum monthly payment for each \$10,000 of principal converted to an 18% fixed annual interest rate would be \$253.93,

**The minimum amount that may be converted to a 10-year repayment term is \$25,000. In this 10-year repayment term example, the minimum monthly payment for \$25,000 of principal converted to an 18% fixed annual interest rate would be \$450.46.



APPLICATION DISCLOSURE - BRIDGE LINE

IMPORTANT TERMS OF OUR HOME EQUITY LINE OF CREDIT

In this disclosure, the words "you" and "your" mean anyone who applies for a Webster Home Equity Credit Line. The words "we", "us" and "our" mean Webster Bank, N.A. ("Lender").

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

1. Availability of Terms: All of the terms described below are subject to change by us. If any of these terms change (other than the **ANNUAL PERCENTAGE RATE**) and you decide, as a result, not to enter into the agreement with us, you are entitled to a refund of any fees you paid to us or anyone else in connection with your application.

2. Security Interest: We will take a mortgage on your home. You could lose your home if you do not meet the obligations in your agreement with us.

3. 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:

- 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 credit limit if:

- The value of the dwelling securing the line declines significantly below its appraised value for purposes 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 the agreement.
- Government action prevents us from imposing the **ANNUAL PERCENTAGE RATE** provided for or impairs our security interest such that the value of 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 occurrences of specified events.

4. Minimum Payment Requirements: You can obtain credit advances for 12 months (the "draw period"). During this period, the minimum payment each billing period (there will be 12 billing periods per year) shall equal the finance charges on the outstanding balance. This minimum payment will not reduce the principal outstanding on your line. You will be required to pay the entire balance in a single "balloon" payment. The minimum payment however does not pay the interest charges and fees which at the end of each billing cycle become part of the balance after the draw period ends you will be required to pay the entire balance in a single "balloon payment".

5. Minimum Payment: If you made only the minimum payments and took no other advances it would take one year at an **ANNUAL PERCENTAGE RATE** of 5.25% to pay off an advance of \$10,000.

During this period, you would make 11 payments of \$44.59 followed by 1 payment of \$10,044.59 (assuming that your outstanding balance remained exactly \$10,000 and that you paid exactly on the due date).

6. Fees and Charges: In order to open and maintain an account, you must pay the following fees to us:

- **Commitment Fee:** Percentage of equity credit line amount (minimum \$250) paid at time of closing/disbursement advanced from line. Ask us for those amounts.*
- **Annual Fee:** None
- **Service Fees:** There are service charges equal to those charges being imposed by Lender for regular type checking accounts, such as "return items". Ask us for our current rate structure for such charges.
- **Property Insurance:** We require that you maintain adequate fire and other hazard insurance (including, where applicable, flood insurance) on property on which you will give us a security interest.

Other Fees Imposed by Lender to Open Plan*

- **Fees to Third Parties:** Borrower(s) pay all applicable city, county and state or other mortgage taxes. These mortgage taxes range from 0.5% to 3% and are based on a percentage of the loan amount.*

* If you ask, we will give you an itemization of all fees imposed by lender or third party.

7. Pre-Payment Penalty: No prepayment penalty will be assessed on a Bridge Line.

8. Minimum Transaction Requirements: \$25,000.00.

9. Tax Deductibility: You should consult a tax advisor regarding the deductibility of interest and charges under the plan.

10. Variable Rate Feature: The plan has a variable rate feature, 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 not other costs.

The **ANNUAL PERCENTAGE RATE** is based on the value of an index plus or minus a margin (the margin may be a positive or negative number). The index equals the highest U.S. Prime Rate published in the "Money Rates" section of "The Wall Street Journal". The margin is determined by an underwriting process including combined loan to value ratio ("CLTV"), credit qualifications, occupancy and property type. Once your initial **ANNUAL PERCENTAGE RATE** is established, your interest rate will be based on the value of an index plus or minus your margin. If the index is no longer available, we will choose a comparable index to compute the **ANNUAL PERCENTAGE RATE**. Ask us for the current index values, margin, discount and **ANNUAL PERCENTAGE RATE**. After you open a credit line, rate information will be provided on periodic statements that we send you.

11. Rate Changes: The rate can change each time the index changes. This rate change may occur every business day. The maximum **ANNUAL PERCENTAGE RATE** that can apply during the plan is 21.00%. This is called the "cap". The minimum **ANNUAL PERCENTAGE RATE** that can apply during the plan is 3.00%. This is called the "floor". Apart from the "cap" and the "floor", there is no limit on the amount by which the rate can change during any billing cycle.

12. Maximum Rate and Payment Example: If you had an outstanding balance of \$10,000 during the draw period, the minimum monthly payment at the maximum **ANNUAL PERCENTAGE RATE** of 21.00% would be \$178.36.* This **ANNUAL PERCENTAGE RATE** could be reached during the first billing cycle of the draw period.

13. Historical Example: The following table shows how the **ANNUAL PERCENTAGE RATE** and the minimum monthly payments for a single \$10,000 advance would be charged based on changes in the index over the last 15 years. The index values are from the first week in March of each year. While only one payment amount per year is shown, payments would have varied during each year.

The table assumes that no additional loan advances were taken, that the balance did not exceed the \$10,000 credit limit at any time, that you paid exactly on the due date, that only the minimum payments were made, and that the interest rate remained constant during the year. It does not necessarily indicate how the index or your payments will change in the future. The table below reflects the minimum index plus margin ranges. Your margin will depend on your line pricing (refer to #10. Variable Rate Feature).

| INDEX TABLE | | | | |
|--|-----------|-------------|---------|----------------------|
| 12 Month Draw Period (Interest Only) with Balloon Payment | | | | |
| Lines 80% or Less CLTV | | | | |
| YEAR | INDEX (%) | MARGIN* (%) | APR (%) | MINIMUM PAYMENT (\$) |
| 2007 | 8.250 | 2.00 | 10.250 | 87.05 |
| 2008 | 6.000 | 2.00 | 8.000 | 67.95 |
| 2009 | 3.250 | 2.00 | 5.250 | 44.59 |
| 2010 | 3.250 | 2.00 | 5.250 | 44.59 |
| 2011 | 3.250 | 2.00 | 5.250 | 44.59 |
| 2012 | 3.250 | 2.00 | 5.250 | 44.59 |
| 2013 | 3.250 | 2.00 | 5.250 | 44.59 |
| 2014 | 3.250 | 2.00 | 5.250 | 44.59 |
| 2015 | 3.250 | 2.00 | 5.250 | 44.59 |
| 2016 | 3.500 | 2.00 | 5.500 | 46.71 |
| 2017 | 3.750 | 2.00 | 5.750 | 48.84 |
| 2018 | 4.500 | 2.00 | 6.500 | 55.21 |
| 2019 | 5.500 | 2.00 | 7.500 | 63.70 |
| 2020 | 4.250 | 2.00 | 6.250 | 53.08 |
| 2021 | 3.250 | 2.00 | 5.250 | 44.59 |

*This is a margin we have used recently





BALLOON PAYMENT DISCLOSURE

NOTICE

**Read Before Signing Your
Home Equity Loan Documents**

BALLOON PAYMENT PROVISION

Unless otherwise expressly disclosed in the Note, or in an Addendum or a Rider to the Note, **THE LENDER IN THIS TRANSACTION IS UNDER NO OBLIGATION TO REFINANCE THE OUTSTANDING PRINCIPAL BALANCE OF THIS LOAN DUE ON THE MATURITY DATE.** You may be required to payoff the entire principal balance, plus any unpaid interest due thereon, on the maturity date using personal assets. If this Lender, or any other Lender, agrees to refinance the outstanding balance due on maturity date, you may be required to pay the then prevailing interest rate, which may be higher or lower than the interest rate specified in the Note, plus origination costs and fees as are typically incurred when creating a new loan.





Privacy, the USA PATRIOT Act and Opening an Account

At Webster, we respect and protect the confidentiality of customer information. We will only request information that is necessary to open and service your Account. Some of the information that we request is required by a federal law called the USA PATRIOT Act and regulators adopted by governmental agencies to implement this law. The USA PATRIOT Act requires us to obtain, verify and record information that identifies each person or entity that opens an Account. This information helps the government fight the funding of terrorism and money laundering activities.

When you open an Account or apply for a loan, we are required to obtain your name, address, TIN and date of birth. In addition, we will ask that you provide your driver's license, as well as any other identifying documents that we may deem necessary. Please rest assured that all customer information is kept in the strictest confidence, except as required by law or may be permitted by law to be disclosed, as more fully described in the Webster Policy and Opt-Out Notice (as that Privacy and Opt-Out Notice may be amended from time to time.)



| FACTS | WHAT DOES WEBSTER BANK DO WITH YOUR PERSONAL INFORMATION? |
|-------|--|
| Why? | Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do. |
| What? | The types of personal information we collect and share depend on the product or service you have with us. This information can include: <ul style="list-style-type: none"> • Social Security number and transaction history • account balances and payment history • credit history and credit scores |
| How? | All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Webster Bank chooses to share; and whether you can limit this sharing. |

| Reasons we can share your personal information | Does Webster Bank share? | Can you limit this sharing? |
|--|--------------------------|-----------------------------|
| For our everyday business purposes —such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus | Yes | No |
| For our marketing purposes —to offer our products and services to you | Yes | No |
| For joint marketing with other financial companies | Yes | No |
| For our affiliates' everyday business purposes —information about your transactions and experiences | Yes | No |
| For our affiliates' everyday business purposes —information about your creditworthiness | Yes | Yes |
| For our affiliates to market to you | Yes | Yes |
| For nonaffiliates to market to you | No | We don't share |

| | |
|----------------------|--|
| To limit our sharing | <ul style="list-style-type: none"> • Call 1-203-272-7711 or 1-800-261-5482 toll free, or • Visit us online at www.websteronline.com/privacy. <p>Please note: If you are a <i>new</i> customer, we can begin sharing your information 30 days from the date we sent this notice. When you are <i>no longer</i> our customer, we continue to share your information as described in this notice. However, you can contact us at any time to limit our sharing.</p> |
| Questions? | Call 1-203-272-7711 or 1-800-261-5482 toll free, or go to www.websterbank.com and select <i>Contact Us</i> . |

Who we are

| | |
|--------------------------------------|---|
| Who is providing this notice? | Webster Financial Corporation and its family of companies: Webster Bank, N.A. (including its divisions: HSA Bank, Webster Investment Services, Webster Financial Advisors and its trade name Webster Private Bank); Webster Business Credit Corp.; Webster Capital Finance, Inc.; and Webster Wealth Advisors, Inc. |
|--------------------------------------|---|

What we do

| | |
|---|---|
| How does Webster Bank protect my personal information? | To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. |
| How does Webster Bank collect my personal information? | We collect your personal information, for example, when you <ul style="list-style-type: none"> • open an account or make deposits or withdrawals from your account • pay your bills or apply for a loan • use your credit or debit card We also collect your personal information from others, such as credit bureaus, affiliates, or other companies. |
| Why can't I limit all sharing? | Federal law gives you the right to limit only <ul style="list-style-type: none"> • sharing for affiliates' everyday business purposes — information about your creditworthiness • affiliates from using your information to market to you • sharing for non-affiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See below for information on your rights under state law. |
| What happens when I limit sharing for an account I hold jointly with someone else? | Your choices will apply to you alone unless you tell us otherwise. |

Definitions

| | |
|------------------------|--|
| Affiliates | Companies related by common ownership or control. They can be financial and nonfinancial companies. <ul style="list-style-type: none"> • <i>Our affiliates include financial companies with a common corporate identity of Webster's name such as Webster Financial Corporation; Webster Bank, N.A.; Webster Business Credit Corp.; Webster Capital Finance, Inc. and Webster Wealth Advisors, Inc.</i> |
| Non-affiliates | Companies not related by common ownership or control. They can be financial and nonfinancial companies. <ul style="list-style-type: none"> • <i>Webster Bank does not share with non-affiliates so they can market to you.</i> |
| Joint marketing | A formal agreement between nonaffiliated financial companies that together market financial products or services to you. <ul style="list-style-type: none"> • <i>Our joint marketing partners include credit and debit card companies, broker-dealer companies, insurance companies and brokers, and financial services companies.</i> |

Other important information

For Vermont Residents. We will not share information we collect about Vermont residents with companies who are not affiliates, except as permitted by law, such as with your consent or to service your accounts. We will not share information about your creditworthiness with our affiliates without your authorization or consent, but we may share information about our transactions or experiences with you with our affiliates without your consent. You are not required to contact us for these elections to apply.

For California Residents. We will not share information we collect about California residents with companies who are not affiliates, except as permitted by law, such as with your consent or to service your accounts. Among our affiliates, we will limit information sharing to the extent permitted by California law. You are not required to contact us for these elections to apply.



Webster Bank, N.A. Member FDIC
The Webster Symbol is a registered trademark in the U.S.
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