

# HOME EQUITY LINE OF CREDIT PRINCIPAL AND INTEREST DISCLOSURE

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## IMPORTANT TERMS OF OUR HOME EQUITY LINE OF CREDIT PRINCIPAL AND INTEREST DISCLOSURE

This disclosure contains important information about our Home Equity Line of Credit Principal and Interest (the "Plan" or the "Credit Line"). You should read it carefully and keep a copy for your records.

**AVAILABILITY OF TERMS.** All of the terms of the Plan described herein are subject to change. If any of 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 paid 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.** Under this Plan, we have the following rights:

**Termination and Acceleration.** We can terminate the Plan and require you to pay us the entire outstanding balance in one payment, and charge you certain fees, if any of the following happens:

- (a) You commit fraud or make a material misrepresentation at any time in connection with the Plan. This can include, for example, a false statement about your income, assets, liabilities, or any other aspect of your financial condition.
- (b) You do not meet the repayment terms of the Plan.
- (c) Your action or inaction adversely affects the collateral for the Plan or our rights in the collateral. This can include, for example, failure to maintain required insurance, waste or destructive use of the dwelling, failure to pay taxes, death of all persons liable on the account, transfer of title or sale of the dwelling, creation of a senior lien on the dwelling without our permission, foreclosure by the holder of another lien or the use of funds or the dwelling for prohibited purposes.

**Suspension or Reduction.** In addition to any other rights we may have, we can suspend additional extensions of credit or reduce your credit limit during any period in which any of the following are in effect:

- (a) The value of your dwelling declines significantly below the dwelling's appraised value for purposes of the Plan. This includes, for example, a decline such that the initial difference between the credit limit and the available equity is reduced by fifty percent and may include a smaller decline depending on the individual circumstances.
- (b) We reasonably believe that you will be unable to fulfill your payment obligations under the Plan due to a material change in your financial circumstances.
- (c) You are in default under any material obligation of the Plan. We consider all of your obligations to be material. Categories of material obligations include, but are not limited to, the events described above under Termination and Acceleration, obligations to pay fees and charges, obligations and limitations on the receipt of credit advances, obligations concerning maintenance or use of the dwelling or proceeds, obligations to pay and perform the terms of any other deed of trust, mortgage or lease of the dwelling, obligations to notify us and to provide documents or information to us (such as updated financial information), obligations to comply with applicable laws (such as zoning restrictions).
- (d) We are precluded by government action from imposing the annual percentage rate provided for under the Plan.
- (e) 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 limit.
- (f) We have been notified by governmental authority that continued advances may constitute an unsafe and unsound business practice.
- (g) The maximum annual percentage rate under the Plan is reached.

**Change in Terms.** We may make changes to the terms of the Plan if you agree to the change in writing at that time, if the change will unequivocally benefit you throughout the remainder of the Plan, or if the change is insignificant (such as changes relating to our data processing systems).

**Fees and Charges.** In order to open and maintain an account, you must pay certain fees and charges.

**Lender Fees.** The following fees must be paid to us:

Description	Amount	When Charged
Flood Determination:	\$11.00 per structure	At Account Closing
Tax Service Fee:	\$67.00	At Account Closing
NSF Handling Fee:	35.00	At the time a payment is returned to us for non-sufficient funds
Stop Payment Fee:	32.00	At the time you request a Stop Payment
Overlimit Charge:	35.00	At the time your Credit Line balance exceeds your credit limit
Advance Less Than Minimum Charge:	15.00	At the time of an advance below the required minimum amount

**Late Charge.** Your payment will be late if it is not received by us within **10 days after the "Payment Due Date" shown on your periodic statement.** If your payment is late we may charge you 5.000% of the unpaid amount of the payment or \$5.00, whichever is greater.

**Third Party Fees.** You must pay certain fees to third parties such as appraisers, credit reporting firms, and government agencies.

These third party fees generally total between \$225.00 and \$5,000.00. We estimate the breakdown of these as follows:

Description	Amount	When Charged
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# HOME EQUITY LINE OF CREDIT PRINCIPAL AND INTEREST DISCLOSURE (Continued)

Recording:	\$18.50 to \$104.10	At Account Closing
Title Insurance:	Up to \$3,000.00	At Account Closing
Title Search:	\$50.00 to \$60.00	At Account Closing
Appraisal:	\$125.00 to \$2,000.00	At Account Closing
Documentary Stamps:	.0035 per \$1.00 on Note Amount	At Account Closing
Intangible Tax:	.002 per \$1.00 on Note Amount	At Account Closing

**PROPERTY INSURANCE.** You must carry insurance on the property that secures the Plan.

**MINIMUM PAYMENT REQUIREMENTS.** You can obtain advances of credit during the following period: 180 Months (the "Draw Period"). Your Regular Payment will be based on a percentage of your outstanding balance, including principal and unpaid interest, as shown below or \$50.00, whichever is greater. Your payments will be due monthly.

<u>Range of Balances</u>	<u>Number of Months</u>	<u>Regular Payment Calculation</u>
All Balances	180	1.500% of your outstanding balance

Your "Minimum Payment" will be the Regular Payment, plus any amount past due and all other charges. The Minimum Payment will not fully repay the principal that is outstanding on your Credit Line and your final payment will be a single balloon payment.

A change in the ANNUAL PERCENTAGE RATE can cause the balance to be repaid more quickly or more slowly. When rates decrease, less interest is due, so more of the payment repays the principal balance. When rates increase, more interest is due, so less of the payment repays the principal balance. If this happens, we may adjust your payment as follows: your final payment may be increased. Each time the ANNUAL PERCENTAGE RATE increases, we will check to see if your payment is sufficient to pay the interest due. If it is not, your payment will be increased by an amount sufficient to cover all accrued FINANCE CHARGES.

**MINIMUM PAYMENT EXAMPLE.** If you made only the minimum payment and took no other credit advances, it would take 13 years and 11 months to pay off a credit advance of \$10,000.00 at an ANNUAL PERCENTAGE RATE of 3.750%. During that period, you would make 167 monthly payments ranging from \$24.30 to \$150.48.

**TRANSACTION REQUIREMENTS.** The following transaction limitations will apply to the use of your Credit Line:

**Credit Line Home Equity Check, Telephone Request, In Person Request and Online Limitations.** The following transaction limitations will apply to your Credit Line and the writing of Home Equity Checks, requesting an advance by telephone, requesting an advance in person and accessing by other methods.

**Minimum Advance Amount.** The minimum amount of any credit advance that can be made on your Credit Line is \$100.00. This means any Home Equity Check must be written for at least the minimum advance amount.

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

**ADDITIONAL HOME EQUITY PROGRAMS.** Please ask us about our other available Home Equity Line of Credit plans.

**VARIABLE RATE FEATURE.** The Plan has a variable rate feature. The ANNUAL PERCENTAGE RATE (corresponding to the periodic rate), the amount of the final payment, and the minimum payment amount can change as a result. The ANNUAL PERCENTAGE RATE does not include costs other than interest.

**THE INDEX.** The annual percentage rate is based on the value of an index (referred to in this disclosure as the "Index"). The Index is the Wall Street Journal Prime. Information about the Index is available or published in the Wall Street Journal. We will use the most recent Index value available to us as of the date of any annual percentage rate adjustment. If the Index is no longer available, we will choose a new Index and margin. The new Index will have an historical movement substantially similar to the original Index, and the new Index and margin will result in an annual percentage rate that is substantially similar to the rate in effect at the time the original Index becomes unavailable.

**ANNUAL PERCENTAGE RATE.** To determine the Periodic Rate that will apply to your account, we add a margin to the value of the Index, then divide the value by the number of days in a year (daily). To obtain the ANNUAL PERCENTAGE RATE we multiply the Periodic Rate by the number of days in a year (daily). This result is the ANNUAL PERCENTAGE RATE. A change in the Index rate generally will result in a change in the ANNUAL PERCENTAGE RATE. The amount that your ANNUAL PERCENTAGE RATE may change also may be affected by the lifetime annual percentage rate limits, as discussed below.

Please ask us for the current Index value, margin and annual percentage rate. After you open a credit line, rate information will be provided on periodic statements that we send you.

**Conversion Option.** The Plan contains an option to convert the annual percentage rate under the Plan from a variable rate with annual percentage rate limits to a fixed rate as determined below. The following information is representative of conversion option features recently offered by us: Once converted the fixed rate portion of your equity line will be amortized for repayment over a one (1) year to fifteen (15) year period not to exceed the time remaining in the draw period. You may exercise this option to convert portions of your balance repeatedly but may not have more than three (3) fixed rate conversions outstanding at one time. Each Fixed Rate Loan must be for \$2,500.00 or more. Principal payments you make on the Fixed Rate Loan will increase your available Credit Limit by the amount of principal paid. If you elect any Fixed Rate Loan Options, then your Minimum Payment and Finance Charge described above will be calculated only on the basis of the remaining balance on the variable rate portion of your Equity Line

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

**Conversion Periods.** You can exercise the option to convert to a fixed rate only during the following period or periods: Draw Period.

**Conversion Fees.** You will be required to pay the following fees at the time of conversion to a fixed rate: \$50.00 each time you exercise .

**Rate Determination.** The fixed rate will be determined as follows: At the time of the request.

**Conversion Rules.** You can convert to a fixed rate only during the period or periods described above. In addition, the following rules apply to the conversion option for the Plan: ANY ONE PERSON WHO HAS SIGNED THIS AGREEMENT CAN AUTHORIZE SEACOAST NATIONAL BANK TO MAKE A LOAN AND THAT AUTHORIZATION WILL BE FULLY BINDING ON ALL OF THE PARTIES THAT SIGNED THE AGREEMENT.

**FREQUENCY OF ANNUAL PERCENTAGE RATE ADJUSTMENTS.** Your ANNUAL PERCENTAGE RATE can change monthly. There is no limit on the amount by which the annual percentage rate can change during any one year period. However, under no circumstances will your ANNUAL PERCENTAGE RATE exceed 18.000% per annum at any time during the term of the Plan.

# HOME EQUITY LINE OF CREDIT PRINCIPAL AND INTEREST DISCLOSURE (Continued)

**MAXIMUM RATE AND PAYMENT EXAMPLE.** If you had an outstanding balance of \$10,000.00, the minimum payment at the maximum ANNUAL PERCENTAGE RATE of 18.000% would be \$152.88. This ANNUAL PERCENTAGE RATE could be reached immediately or prior to the 1st payment.

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

**HISTORICAL EXAMPLE.** The example below shows how the ANNUAL PERCENTAGE RATE and the minimum payments for a single \$10,000.00 credit advance would have changed based on changes in the Index from 2000 to 2014. The Index values are from the following reference period: the first business day of February. While only one payment per year is shown, payments may have varied during each year. Different outstanding principal balances could result in different payment amounts.

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

## INDEX TABLE

Year (the first business day of February)	Index (Percent)	Margin <sup>(1)</sup> (Percent)	ANNUAL PERCENTAGE RATE	Monthly Payment (Dollars)
2000.....	8.500.....	0.500	9.000	151.15
2001.....	8.500.....	0.500	9.000	137.90
2002.....	4.750.....	0.500	5.250	125.42
2003.....	4.250.....	0.500	4.750	110.21
2004.....	4.000.....	0.500	4.500	96.38
2005.....	5.250.....	0.500	5.750	84.17
2006.....	7.500.....	0.500	8.000	74.50
2007.....	8.250.....	0.500	8.750	67.36
2008.....	6.000.....	0.500	6.500	61.19
2009.....	3.250.....	0.500	3.750	54.33
2010.....	3.250.....	0.500	3.750	50.00
2011.....	3.250.....	0.500	3.750	50.00
2012.....	3.250.....	0.500	3.750	50.00
2013.....	3.250.....	0.500	3.750	50.00
2014.....	3.250.....	0.500	3.750	50.00

(1) This is a margin we have used recently; your margin may be different.