



TODAY'S BANK
Strong. Stable. Secure.

ADJUSTABLE RATE MORTGAGE PROGRAM DISCLOSURE

Today's Bank offers Adjustable Rate Mortgages (ARM) with a loan term ranging from 5 years up to 30 years. This loan program has an adjustable rate feature. This means that your interest rate and payment amount can change. The following information describes the features of our Adjustable Rate Mortgage (ARM) programs for loans secured by a principal residence:

How Your Interest Rate and Payment are Determined

- Your interest rate will be based on an index plus a margin, rounded to the nearest .001 percent.
- Your monthly payment will be based on the interest rate, loan balance, and remaining loan term.
- Your payment will be rounded to the nearest \$0.01.
- The interest rate will be based on the weekly average yield on United States Treasury securities adjusted to a constant maturity of one year (1 Year Treasury Index) plus our margin rounded to the nearest .001 percent. Ask us for our current interest rate and margin.
- Information about the index is published weekly in the Wall Street Journal.
- Your interest rate will be based on an index plus a margin, rounded to the nearest .001 percent, unless your interest rate "caps" limit the amount of change in the interest rate.

How Your Interest Rate Can Change

- Your interest rate could change every 12 months after remaining fixed for 62 months.
- Your interest rate cannot increase or decrease more than 2 percentage points at each adjustment.
- Your interest rate will never be greater than 6 percent above your initial interest rate.
- Your interest rate will never be less than your initial interest rate.

How Your Payment Can Change

- Your payment could change every 12 payments based on changes in the interest rate after remaining fixed for 62 months.
- Your monthly payments may increase or decrease substantially based on changes in the interest rate.
- You will be notified in writing at least 210 days, but no more than 240 days, before the first payment at the adjusted level is due after the initial interest rate adjustment of the loan. This notice will contain information about your interest rate, payment amount, and loan balance.
- You will be notified in writing at least 25 days, but no more than 120 days, before the due date of a payment at a new level resulting from a change in the interest rate. This notice will contain information about your interest rates, payment amount and loan balance.

Examples

Example of 30 year mortgage with 62 month fixed then annual adjusting rate. On a \$10,000 360 month (30 year) loan with an initial interest rate of 5.25% in effect August 2021, the maximum amount that the interest rate can attain under this program is 11.25%, and the monthly payment can rise from an initial payment of \$55.22 to a maximum of \$90.85 in month 87 (7 years, 3 months). This example is based on a periodic cap of 2 percentage points and a lifetime cap of 6 percentage points above your initial interest rate. To see what your payments would be, divide your mortgage amount by \$10,000; then multiply the monthly payment by that amount (for example, the monthly payment for a mortgage amount of \$60,000 would be $\$60,000/\$10,000 = 6$; $6 \times \$55.22 = \331.32 per month).

Example of 20 year mortgage with 62 month fixed then annual adjusting rate. On a \$10,000 240 month (20 year) loan with an initial interest rate of 5.25% in effect August 2021, the maximum amount that the interest rate can attain under this program is 11.25%, and the monthly payment can rise from an initial payment of \$67.38 to a maximum of \$94.65 in month 87 (7 years, 3 months). This example is based on a periodic cap of 2 percentage points and a lifetime cap of 6 percentage points above your initial interest rate. To see what your payments would be, divide your mortgage amount by \$10,000; then multiply the monthly payment by that amount (for example, the monthly payment for a mortgage amount of \$60,000 would be $\$60,000/\$10,000 = 6$; $6 \times \$67.38 = \404.28 per month).



Example of 15 year mortgage with 62 month fixed then annual adjusting rate. On a \$10,000 180 month (15 year) loan with an initial interest rate of 5.25% in effect August 2021, the maximum amount that the interest rate can attain under this program is 11.25%, and the monthly payment can rise from an initial payment of \$80.39 to a maximum of \$101.68 in month 87 (7 years, 3 months). This example is based on a periodic cap of 2 percentage points and a lifetime cap of 6 percentage points above your initial interest rate. To see what your payments would be, divide your mortgage amount by \$10,000; then multiply the monthly payment by that amount (for example, the monthly payment for a mortgage amount of \$60,000 would be $\$60,000/\$10,000 = 6$; $6 \times \$80.39 = \482.34 per month).

Example of 10 year mortgage with 62 month fixed then annual adjusting rate. On a \$10,000 120 month (10 year) loan with an initial interest rate of 5.25% in effect August 2021, the maximum amount that the interest rate can attain under this program is 11.25%, and the monthly payment can rise from an initial payment of \$107.29 to a maximum of \$119.88 in month 87 (7 years, 3 months). This example is based on a periodic cap of 2 percentage points and a lifetime cap of 6 percentage points above your initial interest rate. To see what your payments would be, divide your mortgage amount by \$10,000; then multiply the monthly payment by that amount (for example, the monthly payment for a mortgage amount of \$60,000 would be $\$60,000/\$10,000 = 6$; $6 \times \$107.29 = \643.74 per month).

Receipt of this ARM Program Disclosure and Consumer Handbook on Adjustable Rate Mortgages does not constitute a commitment to make a loan.



Equal Housing Opportunity. Today's Bank does business in accordance with civil rights statutes, fair lending laws, and consumer credit protection regulations. The Federal Fair Housing Act prohibits the denial of a residential mortgage loan on the basis of race, color, national origin, marital status, age, religion, sex, handicap, or familial status (having children under the age of 18). The Equal Credit Opportunity Act also makes it illegal to discriminate in any credit transaction because income is from public assistance or a right was exercised under the Consumer Credit Protection Act. Please call or write at the following address if you believe that your loan application was not handled properly: Today's Bank, Compliance Officer, PO Box 1807 Fayetteville AR 72702. A notice in the public lobby at the bank contains the address of federal supervisory agencies for filing a complaint.