

Adjustable Rate Mortgage Program Disclosure

7/1 Adjustable Rate

Lender

First Security Bank & Trust Company
809 Clark St
Charles City, IA 50616

Date:

Loan Number

This disclosure describes the features of the Adjustable Rate Mortgage ("ARM") program you are considering.

- This loan program has an adjustable rate feature. This means that your interest rate and payment amount can change.

How Your Interest Rate and Payment Are Determined

- Your interest rate will be based on an index plus a margin, rounded to the nearest .125 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.
- Your interest rate will be based on the weekly average yield on United States Treasury securities adjusted to a constant maturity of seven years (UST7YW) plus our margin, rounded to the nearest .125 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 .125 percent, unless your interest rate "caps" limit the amount of change in the interest rate.

Note: If the index for your adjustable rate mortgage is no longer available, the Lender will choose a new index which is based on comparable information.

How Your Interest Rate Can Change

- Your interest rate can change every 12 months, after remaining fixed for 84 months.
- Your interest rate cannot increase or decrease more than 1.000 percentage point(s) at each adjustment.
- Your interest rate will never be greater than 11.000 percent.
- Your interest rate will never be less than 3.500 percent.

How Your Payment Can Change

- Your payment can change every 12 payment(s) based on changes in the interest rate after remaining fixed for 84 payment(s).
- Your monthly payment 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 60 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.
- For example, on a \$10,000 30 year loan with an initial interest rate of 5.000% in effect May 2022, the maximum amount that the interest rate can attain under this program is 11.000%, and the monthly payment can rise from an initial payment of \$53.68 to a maximum of \$84.92 in month 145. This example is based on a periodic cap of 1.000 percentage point(s) and a lifetime cap of 11.000 percent. 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 \$53.68 = \322.08 per month).

Notice

This is not a commitment to make a loan
