Home Equity Line of Credit Disclosure

Lender

Coulee Bank
1516 Losey Blvd S
La Crosse, WI 54601

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

Availability of Terms

To obtain the terms described below, you must submit your application within 30 days after the date of this disclosure. However, the following terms are subject to change: ______________________.

If these terms change (other than the annual percentage rate), and you decide, as a result, not to enter into an agreement with us, you are entitled to a refund of any fees that you have paid to us or anyone else in connection with your application.

Security Interest

We will 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 certain circumstances, we can:

- Terminate your line of credit, require you to pay us the entire outstanding balance in one payment, and charge you certain fees;
- Refuse to make additional extensions of credit; and
- Reduce your credit limit.

We can terminate your line of credit, 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 of credit;
- You fail to make a payment as required by the agreement; or
- 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 of credit declines significantly below its appraised value for purposes of the line of credit;
- We reasonably believe you will not be able to meet the repayment requirements under the line of credit due to a material change in your financial circumstances;
- You are in default of a material obligation of the agreement;
- Government action prevents us from imposing the annual percentage rate provided for in the agreement, or impairs our security interest such that the value of the interest is less than 120% of the credit limit on the line of credit;
- A regulatory agency has notified us that continued advances would constitute an unsafe and unsound practice;
- The maximum annual percentage rate is reached; or
- You request a suspension of credit privileges.

Minimum Payment

You can obtain credit advances for 120 months. During this period, payments will be due monthly.

On or before each payment date, you agree to make a payment of at least the minimum payment amount. The minimum payment will equal the following:

Any amount past due, any fees and charges that are due, and the amount of accrued finance charges on the last day of the Billing Cycle.

Rounding

The minimum payment will be rounded to the nearest $0.01.

Principal Reduction

Minimum Payment Example

If you made only the minimum monthly payment and took no other credit advances, it would take 10 years to pay off a credit advance of $10,000.00 at an **ANNUAL PERCENTAGE RATE** of 8.750%. During that period, you would make 119 payments of $74.32 with a final payment of $10,074.32.

Fees and Charges

To open and maintain a line of credit, you must pay the following fees to us:

Loan Origination: $350.00.

Late Charge: 5.000% of the Principal and Interest

Returned Check Charges: $15.00 due for each check or negotiable instrument we receive in payment for your account, which is returned unpaid for any reason.

Termination: $37.00 due for properties in Wisconsin, or $53.00 due for properties in Minnesota, to satisfy the mortgage at the time the line of credit is closed, either by request or at the end of the term. For all other states, this fee will reflect the standard recording fee to satisfy the mortgage.

Note that some fees may only apply upon the occurrence of an event and have been provided for informational purposes only.

The following are an estimate of third party fees:

Appraisal: $300.00

Credit Report: $200.00

Tax Service: $67.00

Wire/Courier Fee: $22.00

ID Verification Report Fee: $19.95

Title - Title Insur-Lender's: $450.00

Title - Settlement-Closing Fee: $325.00

Recording - Mortgage: $30.00

Refundability of Fees

If you decide not to enter into this plan within three days of receiving this disclosure and the Home Equity Brochure, you are entitled to a refund of any fee you may have already paid.

Minimum Draw Requirements

The minimum credit advance that you can receive is $____________________.

Tax Deductibility

You should consult a tax advisor regarding the deductibility of interest and charges for the line of credit.

Availability of Other Home Equity Plans

If you ask, we will provide you with information on our other available home equity lines of credit.

Variable Rate Features

This line of credit has a variable rate feature and 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. The index is the base rate on corporate loans posted by at least 70% of the 10 largest U.S. banks known as the Wall Street Journal U.S. Prime Rate and is published daily in the Wall Street Journal. To determine the annual percentage rate that will apply to your line of credit, we add a margin to the value of the index and then round to the nearest .125%. Ask us for the current index value, margin, and annual percentage rate. After you open a line of credit, rate information will be provided on periodic statements that we send you.

Rate Changes

The annual percentage rate can change monthly after remaining fixed for 1 month. The maximum **ANNUAL PERCENTAGE RATE** that can apply during the line of credit is 18.000%.

Maximum Rate and Payment Examples

If you had an outstanding balance of $10,000.00 at the beginning of the draw period, the minimum monthly payment at the maximum **ANNUAL PERCENTAGE RATE** of 18.000% would be $152.88. The maximum annual percentage rate during the draw period could be reached in the 0th month following an initial hold of 1 month.

Historical Examples

The following table 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 over the last 15 years. The index values are from the first business day of September.

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

Year	Index (%)	Margin (*) (%)	ANNUAL PERCENTAGE RATE (%)	Minimum Monthly Payment ($)
2012	3.250	2.000	5.250	44.59
2013	3.250	2.000	5.250	44.59
2014	3.250	2.000	5.250	44.59
2015	3.250	2.000	5.250	44.59
2016	3.500	2.000	5.500	46.71
2017	4.250	2.000	6.250	53.08
2018	5.000	2.000	7.000	59.45
2019	5.250	2.000	7.250	61.58
2020	3.250	2.000	5.250	44.59
2021	3.250	2.000	5.250	44.59 (P)
2022	5.500	2.000	7.500	N/A
2023	8.500	2.000	10.500	N/A
2024	8.500	2.000	10.500	N/A
2025	7.500	2.000	9.500	N/A
2026	6.750	2.000	8.750	N/A

* This is a margin we have used recently; your margin may be different.

(P) At the end of this year a balloon payment of $10,044.59 would occur. You would be required to pay the entire balance in one payment.

This statement is not an offer to enter into an interest rate or discount point agreement.
Such an offer may only be made pursuant to Minnesota Statutes 47.206, subd. 3 and 4.

You hereby acknowledge receipt of this Home Equity Plan Disclosure and a copy of the Home Equity Brochure on today's date.

Right to Receive a Copy of Appraisal Report

Lender

Coulee Bank
1516 Losey Blvd S
La Crosse, WI 54601

"*We*" means Lender.

Right to Receive Copy

We may order an appraisal to determine the property's value and charge you for this 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.