IMPORTANT TERMS OF OUR HOME EQUITY LINE OF CREDIT

Borrower(s): **Generic INTRODUCTORY RATE Borrower**

Date: **July 31, 2026**

Loan Number: **260700759**

Property Address: **86 Worcester St Building**
N Grafton, MA 01536

Lender/Broker: **Homefield Credit Union**

License #: 797006
NMLS #: 797006

Loan Originator: **Douglas Lanzillo**

NMLS #: 932931

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: The terms described below are subject to change at any time. 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 mortgage, deed of trust or other security interest on your home. You could lose your home if you do not meet the obligations in your agreement with us.

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.
- The prospect of payment, performance, or realization of our rights in the collateral is significantly impaired by your action or inaction (including, for example, if you engage in fraud or material misrepresentation in connection with the line at any time).

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 the security 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 occurrence of specified events.

Minimum Payment Requirements: You can obtain advances of credit for **120** months (the "Draw Period"). Payments will be due monthly during the Draw Period, and will be determined as described below:

Monthly Payments of Interest and Fees: The amount of finance charge accrued on outstanding advances each month, plus any fees and any amounts past due. This minimum payment will not reduce the principal that is outstanding on your credit line.

After the Draw Period ends, you will no longer be able to obtain credit advances and must pay the outstanding balance over **180** months (the "repayment period"). Payments will be due monthly during the repayment period, and will be determined as described below:

The amount sufficient to amortize the principal amount you owe on the last day of the Draw Period, plus interest, in substantially equal monthly installments during the repayment period, plus any fees and any amounts past due.

Minimum Payment Example: If you made only the minimum monthly payments and took no other credit advances, it would take **300** months to pay off a credit advance of $10,000 at an **ANNUAL PERCENTAGE RATE** of **6.750%**. During that period, you would make **120** monthly payments varying between **$51.78** and **$57.33** in the draw period followed by **179** monthly payments of **$88.49** in the repayment period and a final payment of **$88.26**.

Fees and Charges: You must pay the following fees to open and maintain your line of credit:

Closing Fees to Us. You must pay the following to us to open your line of credit:

FEES	Amount
Interim Interest	**$0.56 (Collected with First Payment)**

Total:

Estimation of Third Party Closing Fees. The following is a good faith estimation of the fees you will have to pay at closing to third parties to open your line of credit:

FEES	Amount
Appraisal Fee	**$35.00**
Credit Report	**$238.25**
Tax Servicing Fee	**$100.00**
Flood Certification	**$15.00**
Title Search	**$160.00**
Recording Fees	**$205.00**

Total: **$753.25**

Fees to Use Your Account. You must pay us the following fees to use your account:

- **Photocopy Fee: $5.00 (due for each copy of a billing statement or cancelled Draw or Draft Check we provide you)**
- **Research Fee: $40.00 (due for each hour of research you ask us to perform on your Credit Account)**
- **Wire Fee: $30.00 (due for each request you make to wire an Advance of funds against your HELOC Account)**
- **Stop Payment Fee: $30.00 (due for each request to stop payment on a Draw or Draft Check)**
- **Release Fee: $105.00 (due to cover recording or filing costs when we release the Security Instrument for this Credit Account - this is an estimate)**
- **Returned Payment Fee: $7.50 (due for each payment check, draft, or similar instrument which is returned unpaid)**

Early Termination Fee. You must pay us an early termination fee of **$500.00** if you close your account within **36 months** after it is opened.

Property Insurance. In addition to the fees and charges described above in this section, you must carry insurance (hazard and flood insurance, as applicable) on the property that secures the line of credit. **You may obtain all required property insurance from and through anyone you choose that is reasonably acceptable to us.** (You may not obtain required property insurance from or through us.)

Minimum Draw Requirements: The minimum initial credit advance you can receive is **$10,000.00**.
The minimum credit advance you can receive after any required minimum initial advance is **$500.00**.

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

Other Products: If you ask, we will provide you with information on our other available home equity lines.

Variable-Rate Feature: The line has a variable rate feature, and the annual percentage rate (corresponding to the periodic rate) and the minimum payment can change as a result of this feature.

The annual percentage rate includes only interest and not other costs.

The variable annual percentage rate will be based on the value of an index. The index is the most recently published **Prime Rate** as of each day in the "Money Rates" table of *The Wall Street Journal.* (If more than one index value is published we will use the highest published index value.)

To determine the annual percentage rate that will apply to your line, we add a margin to the value of the index. We will then round the result to the nearest **0.125** percentage points.

The initial annual percentage rate is not based on the index and margin used for later rate adjustments. It is based on an initial rate discount. The initial rate will apply to your Credit Account until the end of the Monthly Statement Period that includes the first day of the **12th** full calendar month beginning after the day your Credit Account is opened.

Ask us for the current index value, 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.

Rate Changes: The annual percentage rate can change daily, after remaining fixed for **12** months, the day the Index changes (if the index changes). The maximum **ANNUAL PERCENTAGE RATE** that can apply under the variable-rate feature is **18.000%.** Except for this lifetime rate cap, there is no limit on the amount by which the variable interest rate can increase during any one year period. The minimum **ANNUAL PERCENTAGE RATE** that can apply under the variable-rate feature is **3.250%**.

Maximum Rate and Payment Example: If you had an outstanding balance of $10,000 during the draw period, the minimum monthly payment during the draw period at the maximum **ANNUAL PERCENTAGE RATE** of **18.000%** (this maximum rate is **11.25** percentage points above the most recent index plus margin shown in the Historical Example below) would be **$152.88**. This annual percentage rate could be reached during the **13th** month following the date your line of credit is opened.

If you had an outstanding balance of $10,000 at the beginning of the repayment period, the minimum monthly payment during the repayment period at the maximum **ANNUAL PERCENTAGE RATE** of **18.000%** (this maximum rate is **11.25** percentage points above the most recent index plus margin shown in the Historical Example below) would be **$161.04**. This annual percentage rate could be reached on the first day of the repayment period.

Historical Example: The following table shows how the annual percentage rate and the minimum monthly payments for a single $10,000 credit advance would have changed based on changes in the index over the past 15 years. The index values are from **July 31st** of each year. While only one payment amount per year is shown, payments could have varied during each year of the draw period and of the repayment period. The table assumes that no additional credit advances were taken, that only the minimum payments were made each month, and that the rate remained constant during each year. The table does not necessarily indicate how the index or your payments will change in the future.

	Year	Index	Margin*	ANNUAL PERCENTAGE RATE	Minimum Monthly Payment
Draw Period	2012	3.250 %	0.000 %	1.990 %#	$15.77
	2013	3.250 %	0.000 %	3.250 %***	$24.93
	2014	3.250 %	0.000 %	3.250 %***	$24.93
	2015	3.250 %	0.000 %	3.250 %***	$24.93
	2016	3.500 %	0.000 %	3.500 %	$27.73

	2017	**4.250 %**	**0.000 %**	**4.250 %**	**$32.60**
	2018	**5.000 %**	**0.000 %**	**5.000 %**	**$38.36**
	2019	**5.250 %**	**0.000 %**	**5.250 %**	**$40.27**
	2020	**3.250 %**	**0.000 %**	**3.250 %*** **	**$25.75**
	2021	**3.250 %**	**0.000 %**	**3.250 %*** **	**$24.93**
Repayment Period	**2022**	**5.500 %**	**0.000 %**	**5.500 %**	**$81.71**
	2023	**8.500 %**	**0.000 %**	**8.500 %**	**$97.49**
	2024	**8.500 %**	**0.000 %**	**8.500 %**	**$97.49**
	2025	**7.500 %**	**0.000 %**	**7.500 %**	**$92.67**
	2026	**6.750 %**	**0.000 %**	**6.750 %**	**$89.39**

* This is a margin we have used recently; your margin may be different.
# This rate reflects a **1.260%** discount we have used recently.
*** This rate reflects the lifetime rate floor of **3.250%**.

By signing below, you hereby acknowledge reading and understanding all of the information disclosed above, and receiving a copy of this disclosure on the date indicated below.

GENERIC INTRODUCTORY RATE BORROWER **DATE**

IMPORTANT TERMS OF OUR HOME EQUITY LINE OF CREDIT

Borrower(s): **Generic HELOC Borrower**

Date: **July 31, 2026**

Loan Number: **260700759**

Property Address: **86 Worcester St Building**
N Grafton, MA 01536

Lender/Broker: **Homefield Credit Union**

License #: 797006
NMLS #: 797006

Loan Originator: **Douglas Lanzillo**

NMLS #: 932931

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: The terms described below are subject to change at any time. 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 mortgage, deed of trust or other security interest on your home. You could lose your home if you do not meet the obligations in your agreement with us.

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.
- The prospect of payment, performance, or realization of our rights in the collateral is significantly impaired by your action or inaction (including, for example, if you engage in fraud or material misrepresentation in connection with the line at any time).

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 the security 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 occurrence of specified events.

Minimum Payment Requirements: You can obtain advances of credit for **120** months (the "Draw Period"). Payments will be due monthly during the Draw Period, and will be determined as described below:

Monthly Payments of Interest and Fees: The amount of finance charge accrued on outstanding advances each month, plus any fees and any amounts past due. This minimum payment will not reduce the principal that is outstanding on your credit line.

After the Draw Period ends, you will no longer be able to obtain credit advances and must pay the outstanding balance over **180** months (the "repayment period"). Payments will be due monthly during the repayment period, and will be determined as described below:

The amount sufficient to amortize the principal amount you owe on the last day of the Draw Period, plus interest, in substantially equal monthly installments during the repayment period, plus any fees and any amounts past due.

Minimum Payment Example: If you made only the minimum monthly payments and took no other credit advances, it would take **300** months to pay off a credit advance of $10,000 at an **ANNUAL PERCENTAGE RATE** of **6.750%**. During that period, you would make **120** monthly payments varying between **$51.78** and **$57.33** in the draw period followed by **179** monthly payments of **$88.49** in the repayment period and a final payment of **$88.26**.

Fees and Charges: You must pay the following fees to open and maintain your line of credit:

Closing Fees to Us. You must pay the following to us to open your line of credit:

FEES	Amount
Interim Interest	**$0.63 (Collected with First Payment)**

Total:

Estimation of Third Party Closing Fees. The following is a good faith estimation of the fees you will have to pay at closing to third parties to open your line of credit:

FEES	Amount
Appraisal Fee	**$35.00**
Credit Report	**$238.25**
Tax Servicing Fee	**$100.00**
Flood Certification	**$15.00**
Title Search	**$160.00**
Recording Fees	**$205.00**

Total: **$753.25**

Fees to Use Your Account. You must pay us the following fees to use your account:

- **Photocopy Fee: $5.00 (due for each copy of a billing statement or cancelled Draw or Draft Check we provide you)**
- **Research Fee: $40.00 (due for each hour of research you ask us to perform on your Credit Account)**
- **Wire Fee: $30.00 (due for each request you make to wire an Advance of funds against your HELOC Account)**
- **Stop Payment Fee: $30.00 (due for each request to stop payment on a Draw or Draft Check)**
- **Release Fee: $105.00 (due to cover recording or filing costs when we release the Security Instrument for this Credit Account - this is an estimate)**
- **Returned Payment Fee: $7.50 (due for each payment check, draft, or similar instrument which is returned unpaid)**

Early Termination Fee. You must pay us an early termination fee of **$500.00** if you close your account within **36 months** after it is opened.

Property Insurance. In addition to the fees and charges described above in this section, you must carry insurance (hazard and flood insurance, as applicable) on the property that secures the line of credit. **You may obtain all required property insurance from and through anyone you choose that is reasonably acceptable to us.** (You may not obtain required property insurance from or through us.)

Minimum Draw Requirements: The minimum credit advance you can receive after any required minimum initial advance is **$500.00**.

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

Other Products: If you ask, we will provide you with information on our other available home equity lines.

Variable-Rate Feature: The line has a variable rate feature, and the annual percentage rate (corresponding to the periodic rate) and the minimum payment can change as a result of this feature.

The annual percentage rate includes only interest and not other costs.

The variable annual percentage rate will be based on the value of an index. The index is the most recently published **Prime Rate** as of each day in the "Money Rates" table of *The Wall Street Journal.* (If more than one index value is published we will use the highest published index value.)

To determine the annual percentage rate that will apply to your line, we add a margin to the value of the index. We will then round the result to the nearest **0.125** percentage points.

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 will send you.

Rate Changes: The annual percentage rate can change daily the day the Index changes (if the index changes). The maximum **ANNUAL PERCENTAGE RATE** that can apply under the variable-rate feature is **18.000%.** Except for this lifetime rate cap, there is no limit on the amount by which the variable interest rate can increase during any one year period. The minimum **ANNUAL PERCENTAGE RATE** that can apply under the variable-rate feature is **3.250%**.

Maximum Rate and Payment Example: If you had an outstanding balance of $10,000 during the draw period, the minimum monthly payment during the draw period at the maximum **ANNUAL PERCENTAGE RATE** of **18.000%** (this maximum rate is **11.25** percentage points above the most recent index plus margin shown in the Historical Example below) would be **$152.88**. This annual percentage rate could be reached on the first day following the date your line of credit is opened.

If you had an outstanding balance of $10,000 at the beginning of the repayment period, the minimum monthly payment during the repayment period at the maximum **ANNUAL PERCENTAGE RATE** of **18.000%** (this maximum rate is **11.25** percentage points above the most recent index plus margin shown in the Historical Example below) would be **$161.04**. This annual percentage rate could be reached on the first day of the repayment period.

Historical Example: The following table shows how the annual percentage rate and the minimum monthly payments for a single $10,000 credit advance would have changed based on changes in the index over the past 15 years. The index values are from **July 31st** of each year. While only one payment amount per year is shown, payments could have varied during each year of the draw period and of the repayment period. The table assumes that no additional credit advances were taken, that only the minimum payments were made each month, and that the rate remained constant during each year. The table does not necessarily indicate how the index or your payments will change in the future.

	Year	Index	Margin*	ANNUAL PERCENTAGE RATE	Minimum Monthly Payment
Draw Period	2012	3.250 %	0.000 %	3.250 %***	$25.75
	2013	3.250 %	0.000 %	3.250 %***	$24.93
	2014	3.250 %	0.000 %	3.250 %***	$24.93
	2015	3.250 %	0.000 %	3.250 %***	$24.93
	2016	3.500 %	0.000 %	3.500 %	$27.73
	2017	4.250 %	0.000 %	4.250 %	$32.60
	2018	5.000 %	0.000 %	5.000 %	$38.36
	2019	5.250 %	0.000 %	5.250 %	$40.27
	2020	3.250 %	0.000 %	3.250 %***	$25.75

	2021	**3.250 %**	**0.000 %**	**3.250 %*** **	**$24.93**
Repayment Period	**2022**	**5.500 %**	**0.000 %**	**5.500 %**	**$81.71**
	2023	**8.500 %**	**0.000 %**	**8.500 %**	**$97.49**
	2024	**8.500 %**	**0.000 %**	**8.500 %**	**$97.49**
	2025	**7.500 %**	**0.000 %**	**7.500 %**	**$92.67**
	2026	**6.750 %**	**0.000 %**	**6.750 %**	**$89.39**

* This is a margin we have used recently; your margin may be different.
*** This rate reflects the lifetime rate floor of **3.250%**.

By signing below, you hereby acknowledge reading and understanding all of the information disclosed above, and receiving a copy of this disclosure on the date indicated below.

GENERIC HELOC BORROWER **DATE**

IMPORTANT TERMS OF OUR HOME EQUITY LINE OF CREDIT

Borrower(s):
Generic INVESTMENT PROPERTY Borrower

Date: **July 31, 2026**

Loan Number: **260700759**

Property Address: **86 Worcester St Building**
N Grafton, MA 01536

Lender/Broker: **Homefield Credit Union**

License #: 797006
NMLS #: 797006

Loan Originator: **Douglas Lanzillo**

NMLS #: 932931

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Security Interest: We will take a mortgage, deed of trust or other security interest on your home. You could lose your home if you do not meet the obligations in your agreement with us.

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.
- The prospect of payment, performance, or realization of our rights in the collateral is significantly impaired by your action or inaction (including, for example, if you engage in fraud or material misrepresentation in connection with the line at any time).

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 the security 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 occurrence of specified events.

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After the Draw Period ends, you will no longer be able to obtain credit advances and must pay the outstanding balance over **180** months (the "repayment period"). Payments will be due monthly during the repayment period, and will be determined as described below:

The amount sufficient to amortize the principal amount you owe on the last day of the Draw Period, plus interest, in substantially equal monthly installments during the repayment period, plus any fees and any amounts past due.

Minimum Payment Example: If you made only the minimum monthly payments and took no other credit advances, it would take **300** months to pay off a credit advance of $10,000 at an **ANNUAL PERCENTAGE RATE** of **7.750%**. During that period, you would make **120** monthly payments varying between **$59.45** and **$65.82** in the draw period followed by **179** monthly payments of **$94.13** in the repayment period and a final payment of **$92.42**.

Fees and Charges: You must pay the following fees to open and maintain your line of credit:

Closing Fees to Us. You must pay the following to us to open your line of credit:

FEES	Amount
Interim Interest	**$0.77 (Collected with First Payment)**

Total:

Estimation of Third Party Closing Fees. The following is a good faith estimation of the fees you will have to pay at closing to third parties to open your line of credit:

FEES	Amount
Appraisal Fee	**$35.00**
Credit Report	**$238.25**
Tax Servicing Fee	**$100.00**
Flood Certification	**$15.00**
Title Search	**$160.00**
Recording Fees	**$205.00**

Total: **$753.25**

Fees to Use Your Account. You must pay us the following fees to use your account:

- **Photocopy Fee: $5.00 (due for each copy of a billing statement or cancelled Draw or Draft Check we provide you)**
- **Research Fee: $40.00 (due for each hour of research you ask us to perform on your Credit Account)**
- **Wire Fee: $30.00 (due for each request you make to wire an Advance of funds against your HELOC Account)**
- **Stop Payment Fee: $30.00 (due for each request to stop payment on a Draw or Draft Check)**
- **Release Fee: $105.00 (due to cover recording or filing costs when we release the Security Instrument for this Credit Account - this is an estimate)**
- **Returned Payment Fee: $7.50 (due for each payment check, draft, or similar instrument which is returned unpaid)**

Early Termination Fee. You must pay us an early termination fee of **$500.00** if you close your account within **36 months** after it is opened.

Property Insurance. In addition to the fees and charges described above in this section, you must carry insurance (hazard and flood insurance, as applicable) on the property that secures the line of credit. **You may obtain all required property insurance from and through anyone you choose that is reasonably acceptable to us.** (You may not obtain required property insurance from or through us.)

Minimum Draw Requirements: The minimum credit advance you can receive after any required minimum initial advance is **$500.00**.

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

Other Products: If you ask, we will provide you with information on our other available home equity lines.

Variable-Rate Feature: The line has a variable rate feature, and the annual percentage rate (corresponding to the periodic rate) and the minimum payment can change as a result of this feature.

The annual percentage rate includes only interest and not other costs.

The variable annual percentage rate will be based on the value of an index. The index is the most recently published **Prime Rate** as of each day in the "Money Rates" table of *The Wall Street Journal.* (If more than one index value is published we will use the highest published index value.)

To determine the annual percentage rate that will apply to your line, we add a margin to the value of the index. We will then round the result to the nearest **0.125** percentage points.

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 will send you.

Rate Changes: The annual percentage rate can change daily the day the Index changes (if the index changes). The maximum **ANNUAL PERCENTAGE RATE** that can apply under the variable-rate feature is **18.000%.** Except for this lifetime rate cap, there is no limit on the amount by which the variable interest rate can increase during any one year period. The minimum **ANNUAL PERCENTAGE RATE** that can apply under the variable-rate feature is **3.250%**.

Maximum Rate and Payment Example: If you had an outstanding balance of $10,000 during the draw period, the minimum monthly payment during the draw period at the maximum **ANNUAL PERCENTAGE RATE** of **18.000%** (this maximum rate is **10.25** percentage points above the most recent index plus margin shown in the Historical Example below) would be **$152.88**. This annual percentage rate could be reached on the first day following the date your line of credit is opened.

If you had an outstanding balance of $10,000 at the beginning of the repayment period, the minimum monthly payment during the repayment period at the maximum **ANNUAL PERCENTAGE RATE** of **18.000%** (this maximum rate is **10.25** percentage points above the most recent index plus margin shown in the Historical Example below) would be **$161.04**. This annual percentage rate could be reached on the first day of the repayment period.

Historical Example: The following table shows how the annual percentage rate and the minimum monthly payments for a single $10,000 credit advance would have changed based on changes in the index over the past 15 years. The index values are from **July 31st** of each year. While only one payment amount per year is shown, payments could have varied during each year of the draw period and of the repayment period. The table assumes that no additional credit advances were taken, that only the minimum payments were made each month, and that the rate remained constant during each year. The table does not necessarily indicate how the index or your payments will change in the future.

	Year	Index	Margin*	ANNUAL PERCENTAGE RATE	Minimum Monthly Payment
Draw Period	2012	3.250 %	1.000 %	4.250 %	$33.67
	2013	3.250 %	1.000 %	4.250 %	$32.60
	2014	3.250 %	1.000 %	4.250 %	$32.60
	2015	3.250 %	1.000 %	4.250 %	$32.60
	2016	3.500 %	1.000 %	4.500 %	$35.66
	2017	4.250 %	1.000 %	5.250 %	$40.27
	2018	5.000 %	1.000 %	6.000 %	$46.03
	2019	5.250 %	1.000 %	6.250 %	$47.95
	2020	3.250 %	1.000 %	4.250 %	$33.67

	2021	**3.250 %**	**1.000 %**	**4.250 %**	**$32.60**
Repayment Period	**2022**	**5.500 %**	**1.000 %**	**6.500 %**	**$87.11**
	2023	**8.500 %**	**1.000 %**	**9.500 %**	**$103.44**
	2024	**8.500 %**	**1.000 %**	**9.500 %**	**$103.44**
	2025	**7.500 %**	**1.000 %**	**8.500 %**	**$98.45**
	2026	**6.750 %**	**1.000 %**	**7.750 %**	**$95.04**

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

By signing below, you hereby acknowledge reading and understanding all of the information disclosed above, and receiving a copy of this disclosure on the date indicated below.

GENERIC INVESTMENT PROPERTY BORROWER **DATE**

IMPORTANT TERMS OF OUR HOME EQUITY LINE OF CREDIT

Borrower(s):
Generic HIGH LTV EQUITY PLUS Borrower

Date: **July 31, 2026**

Loan Number: **260700759**

Property Address: **86 Worcester St Building**
N Grafton, MA 01536

Lender/Broker: **Homefield Credit Union**

License #: 797006
NMLS #: 797006

Loan Originator: **Douglas Lanzillo**

NMLS #: 932931

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: The terms described below are subject to change at any time. 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 mortgage, deed of trust or other security interest on your home. You could lose your home if you do not meet the obligations in your agreement with us.

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.
- The prospect of payment, performance, or realization of our rights in the collateral is significantly impaired by your action or inaction (including, for example, if you engage in fraud or material misrepresentation in connection with the line at any time).

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 the security 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 occurrence of specified events.

Minimum Payment Requirements: You can obtain advances of credit for **60** months (the "Draw Period"). Payments will be due monthly during the Draw Period, and will be determined as described below:

Monthly Payments of Interest and Fees: The amount of finance charge accrued on outstanding advances each month, plus any fees and any amounts past due. This minimum payment will not reduce the principal that is outstanding on your credit line.

After the Draw Period ends, you will no longer be able to obtain credit advances and must pay the outstanding balance over **180** months (the "repayment period"). Payments will be due monthly during the repayment period, and will be determined as described below:

The amount sufficient to amortize the principal amount you owe on the last day of the Draw Period, plus interest, in substantially equal monthly installments during the repayment period, plus any fees and any amounts past due.

Minimum Payment Example: If you made only the minimum monthly payments and took no other credit advances, it would take **240** months to pay off a credit advance of $10,000 at an **ANNUAL PERCENTAGE RATE** of **7.750%**. During that period, you would make **60** monthly payments varying between **$59.45** and **$65.82** in the draw period followed by **179** monthly payments of **$94.13** in the repayment period and a final payment of **$91.89**.

Fees and Charges: You must pay the following fees to open and maintain your line of credit:

Closing Fees to Us. You must pay the following to us to open your line of credit:

FEES	Amount
Interim Interest	**$0.98 (Collected with First Payment)**

Total:

Estimation of Third Party Closing Fees. The following is a good faith estimation of the fees you will have to pay at closing to third parties to open your line of credit:

FEES	Amount
Appraisal Fee	**$518.96**
Credit Report	**$238.25**
Tax Servicing Fee	**$100.00**
Flood Certification	**$15.00**
Title Search	**$160.00**
Recording Fees	**$205.00**

Total: **$1,237.21**

Fees to Use Your Account. You must pay us the following fees to use your account:

- **Photocopy Fee: $5.00 (due for each copy of a billing statement or cancelled Draw or Draft Check we provide you)**
- **Research Fee: $40.00 (due for each hour of research you ask us to perform on your Credit Account)**
- **Wire Fee: $30.00 (due for each request you make to wire an Advance of funds against your HELOC Account)**
- **Stop Payment Fee: $7.50 (due for each request to stop payment on a Draw or Draft Check)**
- **Release Fee: $105.00 (due to cover recording or filing costs when we release the Security Instrument for this Credit Account - this is an estimate)**
- **Returned Payment Fee: $25.00 (due for each payment check, draft, or similar instrument which is returned unpaid)**

Early Termination Fee. You must pay us an early termination fee of **$500.00** if you close your account within **36 months** after it is opened.

Property Insurance. In addition to the fees and charges described above in this section, you must carry insurance (hazard and flood insurance, as applicable) on the property that secures the line of credit. **You may obtain all required property insurance from and through anyone you choose that is reasonably acceptable to us.** (You may not obtain required property insurance from or through us.)

Minimum Draw Requirements: The minimum credit advance you can receive after any required minimum initial advance is **$500.00**.

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

Other Products: If you ask, we will provide you with information on our other available home equity lines.

Variable-Rate Feature: The line has a variable rate feature, and the annual percentage rate (corresponding to the periodic rate) and the minimum payment can change as a result of this feature.

The annual percentage rate includes only interest and not other costs.

The variable annual percentage rate will be based on the value of an index. The index is the most recently published **Prime Rate** as of each day in the "Money Rates" table of *The Wall Street Journal.* (If more than one index value is published we will use the highest published index value.)

To determine the annual percentage rate that will apply to your line, we add a margin to the value of the index. We will then round the result to the nearest **0.125** percentage points.

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 will send you.

Rate Changes: The annual percentage rate can change daily the day the Index changes (if the index changes). The maximum **ANNUAL PERCENTAGE RATE** that can apply under the variable-rate feature is **18.000%.** Except for this lifetime rate cap, there is no limit on the amount by which the variable interest rate can increase during any one year period. The minimum **ANNUAL PERCENTAGE RATE** that can apply under the variable-rate feature is **3.250%**.

Maximum Rate and Payment Example: If you had an outstanding balance of $10,000 during the draw period, the minimum monthly payment during the draw period at the maximum **ANNUAL PERCENTAGE RATE** of **18.000%** (this maximum rate is **10.25** percentage points above the most recent index plus margin shown in the Historical Example below) would be **$152.88**. This annual percentage rate could be reached on the first day following the date your line of credit is opened.

If you had an outstanding balance of $10,000 at the beginning of the repayment period, the minimum monthly payment during the repayment period at the maximum **ANNUAL PERCENTAGE RATE** of **18.000%** (this maximum rate is **10.25** percentage points above the most recent index plus margin shown in the Historical Example below) would be **$161.04**. This annual percentage rate could be reached on the first day of the repayment period.

Historical Example: The following table shows how the annual percentage rate and the minimum monthly payments for a single $10,000 credit advance would have changed based on changes in the index over the past 15 years. The index values are from **July 31st** of each year. While only one payment amount per year is shown, payments could have varied during each year of the draw period and of the repayment period. The table assumes that no additional credit advances were taken, that only the minimum payments were made each month, and that the rate remained constant during each year. The table does not necessarily indicate how the index or your payments will change in the future.

	Year	Index	Margin*	ANNUAL PERCENTAGE RATE	Minimum Monthly Payment
Draw Period	2012	3.250 %	1.000 %	4.250 %	$33.67
	2013	3.250 %	1.000 %	4.250 %	$32.60
	2014	3.250 %	1.000 %	4.250 %	$32.60
	2015	3.250 %	1.000 %	4.250 %	$32.60
	2016	3.500 %	1.000 %	4.500 %	$35.66
Repayment Period	2017	4.250 %	1.000 %	5.250 %	$80.39
	2018	5.000 %	1.000 %	6.000 %	$84.15
	2019	5.250 %	1.000 %	6.250 %	$85.35
	2020	3.250 %	1.000 %	4.250 %	$76.62

	2021	**3.250 %**	**1.000 %**	**4.250 %**	**$76.63**
	2022	**5.500 %**	**1.000 %**	**6.500 %**	**$84.93**
	2023	**8.500 %**	**1.000 %**	**9.500 %**	**$95.71**
	2024	**8.500 %**	**1.000 %**	**9.500 %**	**$95.71**
	2025	**7.500 %**	**1.000 %**	**8.500 %**	**$92.74**
	2026	**6.750 %**	**1.000 %**	**7.750 %**	**$90.82**

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GENERIC HIGH LTV EQUITY PLUS BORROWER **DATE**