

HOME EQUITY LINE OF CREDIT

Bloomsdale Bank

Bloomsdale Branch
55 Mill Hill Road
P.O. Box 100
Bloomsdale, MO 63627
(573)483-2514

Ste. Genevieve Branch
695 Center Drive
Ste. Genevieve, MO 63670
(573)883-9955

Crystal City Branch
100 Bailey Road
Crystal City, MO 63019
(636)937-8800

Herculaneum Branch
100 Scenic Drive
Herculaneum, MO 63048
(636)933-2020

IMPORTANT TERMS OF OUR HOME EQUITY LINE OF CREDIT

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: All of the terms described below 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 you paid to us or anyone else in connection with your application.

Security Interest: We will take a mortgage 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 and require you to pay us the entire outstanding balance in one payment or refuse to make additional advances against your line if: (1) you engage in fraud or material misrepresentation in connection with the line; (2) you do not meet the repayment terms; or (3) 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:

(1) the value of the dwelling securing the line declines significantly below its appraised value for purposes of the line; (2) we reasonably believe you will not be able to meet the repayment requirements due to a material change in your financial circumstances; (3) you are in default of a material obligation in the agreement; (4) government action prevents us from imposing the annual percentage rate provided for or impairs our security interest such that the value of the interest is less than 120 percent of the credit line; (5) a regulatory agency has notified us that continued advances would constitute an unsafe and unsound practice; or (6) the maximum annual percentage rate is reached.

Minimum Payment Requirements: You can obtain advances of credit for 2 years (the "draw period"). Your payments will be due monthly and will equal the finance charges that accrued on the outstanding balance during the preceding month. The minimum payment will not reduce the principal that is outstanding on your line. You will then be required to pay the entire balance in a single "balloon" payment at the end of the draw period.

Minimum Payment Examples: If you took a single \$10,000 advance and the ANNUAL PERCENTAGE RATE was 5.00%, it would take 2 years to pay off the advance if you made only the minimum payments. During that period, you would make 23 payments of \$41.67 and one final payment of \$10,041.67.

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

Points: None

Fees: None

You must carry insurance on the property that secures this plan.

Minimum Loan: The minimum loan amount must be at least \$2,500.

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

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

Variable-Rate Feature: The line 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 prime rate of interest as published each day in the Money Rate Section of the Wall Street Journal. To determine the annual percentage rate that will apply to your line, we add a margin to the value of the index.

Ask us for the current index values, margin, and annual percentage rate. After you open a credit line, rate information will be provided on periodic statements that we send you.

Rate Changes: The annual percentage rate can change daily. The maximum ANNUAL PERCENTAGE RATE that can apply is 20%. Apart from this rate "cap," there is no limit on the amount by which the rate can change during any one-year period. The minimum ANNUAL PERCENTAGE RATE that can apply is 5%.

Maximum Rate and Payment Examples: If the ANNUAL PERCENTAGE RATE during the draw period equaled the 20% maximum and you had an outstanding balance of \$10,000, the minimum monthly payment would be \$166.67.

This annual percentage rate could be reached in one day following the opening of the account.

Historical Example: The following table shows how the annual percentage rate and the monthly payments for a single \$10,000 credit advance would have changed based on changes in the indices over the past 15 years. The index values are from the first day of April each year.

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

Year	Index	Margin*	ANNUAL PERCENTAGE RATE	Minimum Payments
	%	%	%	\$
2007	8.25	1	9.25	77.09*
2008	5.25	1	6.25	52.09**
2009	3.25	1	5.00	N/A
2010	3.25	1	5.00	N/A
2011	3.25	1	5.00	N/A
2012	3.25	1	5.00	N/A
2013	3.25	1	5.00	N/A
2014	3.25	1	5.00	N/A
2015	3.25	1	5.00	N/A
2016	3.50	1	5.00	N/A
2017	4.00	1	5.00	N/A
2018	4.75	1	5.75	N/A
2019	5.50	1	6.50	N/A
2020	4.25	1	5.25	N/A
2021	3.25	1	5.00	N/A

*This is a margin we have used recently.

**At the end of this year, a balloon payment of \$10,052.09 would occur. You would be required to pay the entire balance in one payment.

This is not a commitment to make a loan.

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Bloomsdale Bank

Homeownership Counseling Disclosure

Federal regulations require us to notify you of the availability of homeowner counseling. See below for information on finding a homeowner counselor:

Housing counselors throughout the country can provide advice on buying a home, renting, defaults, foreclosures, and credit issues. Using the link below, you can find one near you. The counseling agencies on these lists are approved by the U.S. Department of Housing and Urban Development (HUD) and they can offer independent advice about whether a particular set of mortgage loan terms is a good fit based on your objectives and circumstances, often at little or no cost to you. These lists will show you several approved agencies in your area. There is also a list of nationwide HUD-approved counseling intermediaries.

You can find other approved counseling agencies at the Consumer Financial Protection Bureau's (CFPB) website: <http://consumerfinance.gov/mortgagehelp> or by calling 1-855-411-CFPB (2372). You can also access a list of nationwide HUD-approved counseling intermediaries at http://portal.hud.gov/hudportal/HUD?src=/ohc_nint

Important Information about Procedures For Opening a New Loan

To help the government fight the funding of terrorism and money laundering activities, **Federal law requires** all financial institutions to obtain, verify, and record information that identifies each person who opens an account, including loans.

What this means for you: When you apply for a loan, we will ask for your name, address, date of birth, and other information that will allow us to identify you. We will also ask to copy your driver's license or other identifying documents.

At the time you submit your loan application to us, please provide your driver's license or other photo identification for us to copy. If submitting the application by mail, we can verify your identification at the time of loan closing. Because of **federal laws**, we cannot close your loan until all applicants have provided identification to a representative of Bloomsdale Bank.

Note to existing customers: Even though you may have previous loans or other accounts with Bloomsdale Bank, we are still required to obtain your identification to place in the loan file. Unfortunately, our federal regulators don't know you as we do and will be looking for a copy of your ID when they examine our loan files. We apologize for any inconvenience these changes may cause and we truly appreciate your cooperation in complying with the new regulations and helping in the fight against terrorism and money laundering.

WHAT DOES BLOOMSDALE BANK DO WITH YOUR PERSONAL INFORMATION?

Why? Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you what we collect, share, and protect your personal information. Please read this notice carefully to understand what we do

What? The types of personal information we collect and share depend on the product or service you have with us. This information can include:

- Social Security number and income
- account balances and payment history
- credit history and credit scores

When you are *no longer* our customer, we continue to share your information as described in this notice.

How? All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Bloomsdale Bank chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Bloomsdale Bank share?	Can you limit this sharing?
For our everyday business purposes— such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes— to offer our products and services to you	No	N/A
For joint marketing with other financial companies	No	N/A
For our affiliates' everyday business purposes— information about your transactions and experiences	N/A	N/A
For our affiliates' everyday business purposes— information about your creditworthiness	N/A	N/A
For nonaffiliates to market to you	No	N/A

Questions? Call (573) 483-2514 or go to www.bloomsdalebank.com

Who we are

Who is providing this notice?

Bloomsdale Bank

What we do

How does Bloomsdale Bank protect my personal information?

To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.

How does Bloomsdale Bank collect my personal information?

We collect your personal information, for example, when you

- open an account or deposit money
- pay your bills or apply for a loan
- use your credit or debit card

Why can't I limit all sharing?

Federal law gives you the right to limit only

- sharing for affiliates' everyday business purposes—information about your creditworthiness
- affiliates from using your information to market to you
- sharing for nonaffiliates to market to you

State laws and individual companies may give you additional rights to limit sharing.

Definitions

Affiliates

Companies related by common ownership or control. They can be financial and nonfinancial companies.

- *"Bloomsdale Bank is affiliated with Peoples Community Bancorp."*

Nonaffiliates

Companies not related by common ownership or control. They can be financial and nonfinancial companies.

- *"Bloomsdale Bank does not share with nonaffiliates so they can market to you."*

Joint marketing

A formal agreement between nonaffiliated financial companies that together market financial products or services to you.

- *"Bloomsdale Bank Doesn't jointly market."*

Other important information