

Adjustable Rate Mortgage Program Disclosure

5/1 Adjustable Rate

Lender

Fannin Bank
230 E. 3rd
Bonham, TX 75418

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 .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.
- Your interest rate will be based on Wall Street Journal Prime (Wall Street Journal Prime) plus our margin, rounded to the nearest .001 percent. Ask us for our current interest rate and margin.
- Information about the index is published daily 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.

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 60 months.
- Your interest rate will never be greater than 18 percent.
- Your interest rate will never be less than 5.95 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 60 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 \$10,000 180-month loan with an initial interest rate of 5.95% in effect June, 2018, the maximum amount that the interest rate can attain under this program is 18%, and the monthly payment can rise from an initial payment of \$84.12 to a maximum of \$136.82 in month 61 (5 year(s), 1 month(s)). This example is based on a lifetime cap of 18 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 \$84.12 = \504.72 per month).

Signatures

This is not a commitment to make a loan.

You hereby acknowledge receipt of this ARM Program Disclosure and a copy of the Consumer Handbook on Adjustable Rate Mortgages on today's date.

Borrower

_____ **Date**

_____ **Date**