

LONG ISLAND STATE EMPLOYEES FEDERAL CREDIT UNION

LOANLINER HOME EQUITY PLAN SUMMARY

Thank you for your interest in our Loanliner Home Equity Plan. The terms of this plan are described below.

1. THE LINE OF CREDIT

You are applying for a 2nd mortgage line of credit using your home as collateral. If you have an existing mortgage on your home, and the Loanliner Home Equity application is approved, the LONG ISLAND STATE EMPLOYEES FEDERAL CREDIT UNION will be the 2nd mortgagee holder on your residence. If your first mortgage is paid in full, we will be the 1st mortgagee holder on your residence. The property must be either a house or a condominium and must be your primary place of residence. The maximum line of credit for which you may apply is calculated as follows:

Multiply the appraised value of your home by 75%. Subtract the balance owed on your first mortgage. You may borrow this amount, or \$150,000 whichever is less.

2. MAXIMUM LENGTH OF LOAN

You may take up to 15 years to repay. Since the interest you pay is calculated on the unpaid balance, the faster you repay the loan, the less interest you will pay. There are no prepayment penalties!

3. MAXIMUM LENGTH OF MORTGAGE.....25 years
The last advance can be made at the end of10 years

4. MAXIMUM LINE OF CREDIT.....\$150,000.00

5. MINIMUM INITIAL ADVANCE.....\$5,000.00

6. MINIMUM SUBSEQUENT ADVANCE(S).....\$1,000.00

7. INTEREST RATES

Interest rates may change on the first day of each calendar quarter. The interest rate is "indexed" to the prime rate published in the Wall Street Journal on the last day of the previous calendar quarter. Thereafter, the home equity loan is a variable rate loan with the interest rate set at one of the following based on your credit score and history:

- 2.00% Above Prime
- 1.00% Above Prime
- Equal to Prime

8. MINIMUM RATE- The minimum annual percentage rate that can apply is 4%.

9. MAXIMUM RATE

The interest rate you are charged under this plan will never be greater than the maximum rate permitted by the Federal Credit Union Act, currently 18%.

10. PAYMENTS

Payments will be re-computed monthly to insure that the new balance will be repaid over 15 years. Payments may change from time to time depending upon the indexed interest rate.

11. THE FOLLOWING CHARGES WILL BE BORNE BY THE MEMBER:

- | | | |
|------------------------|----------------------|------------------|
| Mortgage Recording Fee | Title Insurance | |
| Filing Fee | Appraisal Fee | Satisfaction Fee |
| Title Search | Re-certification Fee | |
| Credit Report Fee | Survey Fee | |
| Tax Search Fee | Mortgage Tax | |

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12. THE FOLLOWING CHARGES WILL BE BORNE BY THE CREDIT UNION:

Attorney Fee

13. This program is available to owner-occupied 1-4 family houses and condominiums; co-op apartments are not eligible.

14. CLOSING COSTS - THIS IS A LEGAL 2ND MORTGAGE.

There are no points charged to you. Closing costs will depend upon the amount you borrow (see Table I). Closing costs include state mortgage tax, appraisal fee, title search and title insurance fees, mortgage recording fee, filing fee, tax search fee, satisfaction fee, and re-certification fee.

An application can be picked up at the credit union. The following **must** be returned to this office before we can act upon your application:

1. Completed application
2. Copy of your deed
3. Copy of Certificate of Occupancy
4. Copy of your survey
5. Copy of your most recent mortgage statement (if applicable)
6. Completed worksheet
7. Recent pay stub
8. Recent tax return
9. Current real estate tax statement
10. Title Insurance Policy

15. EQUAL HOUSING LENDER

We do business in accordance with the Federal Fair Lending laws. Under the Fair Housing Act, it is illegal, on the basis of race, color, national origin, religion, sex, handicap, or familial status (having children under the age of 18), to:

Deny a loan for the purpose of purchasing, constructing, improving, repairing or maintaining a dwelling, or deny any loan secured by a dwelling; or

Discriminate in fixing the amount, interest rate, duration, application procedures or other terms or conditions of such a loan, or in appraising property.

If you believe you have been discriminated against, you should send a complaint to:

Assistant Secretary for Fair Housing and Equal Opportunity
Department of Housing & Urban Development
Washington, D.C. 20410

For processing under the Federal Fair Housing Act
and to:

National Credit Union Administration
Office of Examination and Insurance
Alexandria, VA 22314-3428
For processing under NCUA Regulations

Under the Equal Credit Opportunity Act, it is illegal to discriminate in any credit transaction:

On the basis of race, color, national origin, religion, sex, marital status, or age,

Because income is from public assistance, or

Because a right was exercised under the Consumer Credit Protection Act.

If you believe you have been discriminated against, you should send a complaint to:

National Credit Union Administration
Office of Examination and Insurance
Alexandria, VA 22314-3428

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LOANLINER HOME EQUITY PLAN
WORKSHEET

NAME(S): _____

- A. Estimated value of your house or condominium \$ _____
- B. Multiply line A by 0.75 Equity Available \$ _____
- C. Minus First Mortgage \$ _____
- D. Equity available to LISEFCU
- E. The maximum line of credit offered \$ 150,000.00
- F. The amount you may borrow is either line D or line E, whichever is less. \$ _____
- G. Amount you wish to borrow \$ _____

Based upon information provided by the borrower and pending fair market appraisal value of the property, and outstanding first mortgage information, this home equity loan is tentatively approved.

CREDIT COMMITTEE

DATED _____

FINAL APPROVAL BY CREDIT COMMITTEE

DATE _____

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TABLE I
ESTIMATED CLOSING COSTS
NEW YORK STATE

LINE OF CREDIT	OTHER COSTS (Est. *)	TITLE INSURANCE	NYS MORTGAGE TAX	TOTAL COSTS
\$30,000	\$820	\$318	\$200	\$1338
\$35,000	\$820	\$318	\$238	\$1376
\$40,000	\$820	\$344	\$275	\$1439
\$45,000	\$820	\$389	\$313	\$1522
\$50,000	\$820	\$393	\$350	\$1563
\$55,000	\$820	\$416	\$388	\$1624
\$60,000	\$820	\$437	\$425	\$1682
\$65,000	\$820	\$468	\$463	\$1751
\$70,000	\$820	\$479	\$500	\$1799
\$75,000	\$820	\$500	\$538	\$1858
\$100,000	\$820	\$804	\$700	\$2324
\$150,000	\$820	\$1050	\$1050	\$2920

* Other costs include attorney fees, survey inspection, recording fees, appraisal fee, and certificate of occupancy inspection.

These estimates apply only to New York State (outside N.Y. City). Other areas may use these estimates as a guide.

TABLE II - ESTIMATED REPAYMENT CHART (15 YEARS)

AMOUNT BORROWED	MONTHLY REPAYMENT RATE @				
	4.50%	5.00%	5.50%	6.50%	7.50%
\$30,000	\$230	\$237	\$245	\$262	\$276
\$40,000	\$306	\$316	\$327	\$349	\$368
\$50,000	\$383	\$395	\$409	\$436	\$461
\$75,000	\$574	\$593	\$613	\$654	\$692
\$100,000	\$765	\$791	\$817	\$872	\$927
\$150,000	\$1148	\$1187	\$1226	\$1307	\$1392

