



IMPORTANT TERMS OF OUR HOME EQUITY LINE OF CREDIT

United Bank DBA United Bankshares
4095 Valley Pike
Winchester, Virginia 22602
(540) 869-6600
NMLS Company Identifier: 522399

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.

Minimum Line Amount: \$15,000

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 At Least Equal to Interest and Fees: The greater of **\$100.00** or the amount of finance charge accrued on outstanding advances each month, plus any fees and any amounts past due. This minimum payment may not reduce the principal that is outstanding on your credit line (unless the monthly accrued finance charge is less than **\$100.00** in which case the minimum payment may not fully repay the principal that is outstanding on your credit line).

The monthly payment described above will not be less than \$100.00 unless the total outstanding balance on your credit line is less than \$100.00, in which case the minimum monthly payment will equal \$100.00 or the outstanding balance on your credit line, whichever is less.

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"). During the Repayment Period, your minimum monthly payment will be the greater of \$ 100.00 or 1.500% of your unpaid Advance as of the end of the Draw Period, plus the amount of accrued finance charges, plus any fees and amounts past due.

Minimum Payment Example: If you made only the minimum monthly payments and took no other credit advances, it would take 162 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 of \$100.00 in the draw period followed by 41 monthly payments of \$100.00 in the repayment period and a final payment of \$23.42.

Fees and Charges: To open and maintain your Account, you must pay certain fees to third parties. These fees generally total between \$500.00 and \$3,500.00. If you ask, we will give you an itemization of the fees that you will have to pay to third parties. United Bank will pay these fees on your behalf for loans between \$15,000 and \$250,000, subject to an Early Termination Fee as noted below.

If you tell us you have decided not to enter into the Account within three business days of receiving this Disclosure and the Consumer Financial Protection Bureau brochure "What You Should Know About Home Equity Lines of Credit" in person, or within six business days after the day we mail them to you, as the case might be, any fees or charges you might have already paid will be refunded.

In the event that you withdraw your application request or fail to continue your application process, after third party services have been rendered, you understand and agree that the appraisal, title, and flood certification fees that have been ordered and have any services performed, are due and payable by you within 30 days of your withdrawal request.

Early Termination Fee/Reimbursement of Third-Party Fees. In lieu of an early termination fee, if you close your account sooner than 36 months after it is opened, you agree to promptly repay us for the fees we paid on your behalf at closing to third parties described above.

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.)

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** on the first day of each calendar month in the "Money Rates" table in 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 first day of the Monthly Statement Period after the Index changes (if the index changes). The maximum **ANNUAL PERCENTAGE RATE** that can apply under the variable-rate feature is **17.500%**. The ceiling for North Carolina and Georgia properties is **16.000%**. 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 **4.000%**.

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 **17.500%** (this maximum rate is **9** percentage points above the most recent index plus margin shown in the Historical Example below) would be **\$148.63**. This annual percentage rate could be reached during the **1st** month following the date your line of credit is opened.

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 **January 1st** of each year. While only one payment amount per year is shown, payments could have varied during each year of the draw 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%	\$100.00
	2013	3.250%	1.000%	4.250%	\$100.00
	2014	3.250%	1.000%	4.250%	\$100.00
	2015	3.250%	1.000%	4.250%	\$100.00
	2016	3.500%	1.000%	4.500%	\$100.00
	2017	3.750%	1.000%	4.750%	\$100.00
	2018	4.500%	1.000%	5.500%	\$100.00
	2019	5.500%	1.000%	6.500%	\$100.00
	2020	4.750%	1.000%	5.750%	\$100.00
	2021	3.250%	1.000%	4.250%	\$100.00
Repayment Period	2022	3.250%	1.000%	4.250%	\$6.08
	2023	7.500%	1.000%	8.500%	
	2024	8.500%	1.000%	9.500%	
	2025	7.500%	1.000%	8.500%	
	2026	6.750%	1.000%	7.750%	

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



ADDITIONAL PROVISIONS. If the loan amount exceeds \$250,000, the borrower will be responsible for the cost of additional recording fees and any title insurance fees, if applicable to the loan.

The Margin column above displays a margin we have used recently. Based on the borrower's individual credit qualifications, the margin will be between 0.00% and 2.00% with a corresponding increase in the Annual Percentage Rate shown. The Minimum Periodic Payment will not change.

In order to qualify for a 0.250% interest rate reduction on this Home Equity Line of Credit account, the borrower must have the loan payment automatically drafted from a United Bank checking or savings account. The automatic draft must be set up at the loan closing.

The borrower shall, at all times during the term of this Agreement, continue to reside at the Property as their principal residence or the property will be an owner-occupied second home. Material obligations under this Agreement include, without limitation, the borrower's obligation under this statement.

The borrower will be assessed a Release Fee in the amount in effect at the time the account is paid in full and closed. Currently that fee ranges from \$0.00 to \$59.25 depending upon the state in which the property is located.

Notice on Maryland Law Regarding Assumptions: HELOCs secured by a primary residence or second home located in Maryland may be eligible for an assumption by a current borrower on the same loan. To be eligible, the assumption must be in connection with a divorce decree of absolute divorce on or after October 1, 2025, and we determine that the assuming borrower qualifies for the loan.