

IMPORTANT TERMS of our HOME EQUITY LINE OF CREDIT (Equity ExpressSM Account)

Retention of Information: This disclosure contains important information about our Equity Express Account 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 prior to opening your account. 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 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 account and require you to pay us the entire outstanding balance in one payment before the draw or repayment periods end if: 1) there is fraud or material misrepresentation by you in connection with your line; 2) you fail to make a payment when due or otherwise meet the repayment terms of your line for any outstanding balance; or 3) any action or inaction by you adversely affects our security interest for your line or any right we have in the collateral (your home). Examples of acts by you which may adversely affect our rights in the collateral including, but are not limited to, the following: if you transfer title to or sell the collateral in a manner not permitted by the mortgage; if you fail to maintain or acquire insurance on your home; if you commit waste or other destructive use or fail to maintain the collateral such that it adversely affects the value of the collateral; if you fail to pay property taxes or assessments resulting in the filing of a lien senior to that of the mortgage; if you die; if the collateral is taken by condemnation; or if a prior mortgage holder forecloses. We may suspend further advances or “freeze” your line or reduce your credit limit during the draw period if: 1) the value of any dwelling that is part of the collateral declines significantly below its appraised value for purposes of your line; 2) we reasonably believe that you will be unable to fulfill your repayment obligations under your line because of material change in your financial circumstances; 3) you are in default of any material obligations under the agreement; 4) we are prevented by government action from imposing the annual percentage rate provided for in the agreement; 5) the priority of the lien of the mortgage is adversely affected by government action to the extent that the value of our security is less than 120% of your balance under your line; 6) we are notified by our regulatory agency that continued advances constitute an unsafe or unsound practice; or 7) the maximum annual percentage rate is reached.

Draw Period: You can obtain credit advances ten years from the date of your agreement unless your rights to obtain advances of credit are otherwise suspended or canceled. During the draw period, payments will be due monthly. Your minimum monthly payment during the draw period is described below. After the draw period ends, you will no longer be able to obtain credit advances and must repay the outstanding balance as stated in the “Repayment Period” section of this Equity Express account agreement.

Repayment Period: You will no longer be able to obtain credit advances ten years from the date of your agreement. The length of the repayment period will be twenty years and begins immediately after the draw period expires. During the repayment period payments will be due monthly. Your minimum monthly payment during the repayment period is described below.

Minimum Payment Requirement Draw Period: Your minimum monthly payments will be equal to the sum of the finance charges, any credit insurance and any other charges that apply, including amounts past due, and late charges. The minimum payment will not fully repay the principal that is outstanding on your line. You will then be required to pay the entire balance during the repayment period.

Minimum Payment Requirement Repayment Period: Your minimum monthly payments will be equal to 1/240th of the outstanding principal balance, determined as of the first day of the repayment period, plus all accrued finance charges, any credit insurance and any other charges that apply, including amounts past due, and late charges.

Minimum Payment Example: If you made only the minimum payments and took no other credit advances, it would take thirty years to pay off a credit advance of \$10,000 at an ANNUAL PERCENTAGE RATE OF 6.00%. Because the line of credit has a draw period of ten years plus a repayment period of twenty years, if your line was not renewed or extended and you make the minimum payments, you would make 120 monthly payments of \$49.32 during the draw period, followed by 240 monthly principal plus interest payments ranging from \$90.98 to \$41.87. An increase in the ANNUAL PERCENTAGE RATE may increase the amount of your monthly payment. Monthly payments are approximations and vary due to minor variations in rounding.

Fees and Charges: To open and maintain a line of credit, you must pay certain fees to third parties. These fees generally total between \$10 and \$3,000 (American Savings Bank may waive any or all of these fees). If you ask, we will give you an itemization of the fees you will have to pay to third parties. In addition to any third party fees, you must also pay us the following: (a) hazard/fire/flood insurance premiums for the property if you do not obtain that insurance yourself and we elect at our option to obtain it for you as provided in the mortgage; (b) charges for taxes, lease rent, assessments and other advances made at our option to protect the property as provided in the mortgage; (c) a fee paid to each public official for the recordation of a release of mortgage of twenty-five dollars (\$25.00) (there may be more than one public official); (d) Equity Express Card related charges such as statement reconciliation, research, replacement of lost, stolen, or damaged cards, ATM fees and Visa International Service Assessment Fees; (e) a fee of five hundred dollars (\$500.00) will be charged if you request we close or reduce your credit limit within three years from the agreement date. This fee will not be charged if you sell your home or in the event of an American Savings Bank refinance; (f) a fee for notary service (\$5.00 per signer); (g) a credit report fee (\$5.98); (h) a recording of mortgage fee (\$25.00 for land court/\$30.00 for regular system/\$55.00 for double-system); (i) a condo processing fee (\$100.00); (j) a trust review and trust mortgage document preparation fee (\$130.89 - \$260.00); (k) a property valuation fee (\$14.50) and property inspection report fee (\$70.00 - \$250). If a valuation is not available the current tax assessed value and property inspection report or an appraisal may be used. For home equity credit line requests over \$250,000, an appraisal is required. Appraisal cost may vary from \$500 - \$1,200 depending on the property; (l) flood certification fee (\$9.00); (m) mortgage/document preparation fee (\$104.71); (n) title insurance fees based on the amount of the line of credit requested. (For example, a credit limit of \$100,000 will be charged approximately \$125.00 in title insurance fees.); (o) TravelAwardsSM Plus optional fee (\$50.00) per year; (p) Escrow fee (\$125.00); (q) Subordination fee (\$300.00). Late Payment fee: Balances less than \$100 (\$20.00), Balances of \$100 to \$999 (\$30.00), Balances greater than \$999 (\$40.00). Returned Item Fee [due to insufficient funds] (\$20.00). First replacement of Lost, Stolen, or Damaged Card (Free). Additional Replacement Cards [per card] (\$15.00).

Escrow Payments: It is unlikely that we will require escrow payments. We may require escrow payments if they are not already collected by another lender. We have the right to collect 1/12th of the yearly taxes, assessments, mortgage insurance, insurance and lease rent for your property at the same time we collect your monthly payment. Collection of escrow payments allows us to make sure that these items are paid and do not become liens on your property. We do not pay you interest on the amount of money in escrow. If you fail to make your escrow payment you will be in default and we can require immediate repayment of all money you owe us.

Property Insurance: You will be required to carry hazard insurance on the property that secures this plan. If your property is located in a special flood hazard area you will be required to maintain adequate flood insurance coverage.

Copy of Appraisal: If an appraisal is ordered, you may request a copy of the appraisal report in writing and send to American Savings Bank, P.O. Box 2300, Honolulu, Hawaii 96804-2300, Attention: Consumer Credit Management. Such request must be made within ninety (90) days after we have provided notice of our approval of, counter-offer to or adverse action on your loan application or after the application is withdrawn. We shall mail or deliver a copy of the appraisal report promptly (generally within thirty (30) days) after we receive your request, receive the report, or receive reimbursement from you for the report, whichever is the last to occur.

Minimum Draw and Balance Requirement: There is no minimum credit advance requirement. No minimum balance is required.

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

Variable-Rate Feature: This 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. The variable-rate feature applies to both the draw and repayment periods. Rate information will be provided with each periodic statement. The annual percentage rate includes only interest and not other costs. The annual percentage rate is based on the value of an index and is subject to a minimum and maximum rate as described in Rate Change, below. The index is computed by us monthly as the highest prime rate on the last business day of the calendar month as published in the Money Rate section of the Wall Street Journal. This index is used for the billing cycle beginning the following month. For example the highest prime rate value on the last business day of May would be used to determine the index for the billing cycle beginning in June and so on. To determine the annual percentage rate that will apply to your line, we add a margin to the value of the index. The result of this addition will then be rounded up to the nearest 1/8th of one percentage point (0.125%).

Ask us for the current index value, margin, discount and annual percentage rate.

Rate Change: The annual percentage rate can change on the first day of each billing cycle. The ANNUAL PERCENTAGE RATE will never be less than 4.50%. The maximum ANNUAL PERCENTAGE RATE that can apply is 18.00%. Except for this 4.50% “floor” and 18.00% “cap” there is no limit on the amount by which the rate can change during any one-year period.

Maximum Rate and Payment Examples: If you had an outstanding balance of \$10,000, the minimum payment at the maximum ANNUAL PERCENTAGE RATE of 18.00% would be \$147.95 during the draw period, followed by 240 monthly principal plus interest payments ranging from \$189.61 to \$42.28. This annual percentage rate could be reached during the first month of the line.

Historical Example: The table below shows how the ANNUAL PERCENTAGE RATE and the minimum monthly payments (except for minor variations in rounding) 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 June 1st of each year. While only one payment amount per year is shown, payments would have varied during each year. 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. It does not necessarily indicate how the index or your payments will change in the future. Payments during the first ten years are interest only (during draw period) while payments during years 11 – 15 are principal plus interest payments (during the repayment period).

Year	Index (%)	Margin* (%)	Annual Percentage Rate (%)	Minimum Monthly Payment (\$)
1998	8.50%	1.00%	9.50%	\$78.08
1999	7.75%	1.00%	8.75%	\$71.92
2000	9.50%	1.00%	10.50%	\$86.30
2001	6.75%	1.00%	7.75%	\$63.70
2002	4.75%	1.00%	5.75%	\$47.26
2003	4.00%	1.00%	5.00%	\$41.10
2004	4.00%	1.00%	5.00%	\$41.10
2005	6.25%	1.00%	7.25%	\$59.59
2006	8.25%	1.00%	9.25%	\$76.03
2007	8.25%	1.00%	9.25%	\$117.69
Draw Period				
Repayment Period				
2008	5.00%	1.00%	6.00%	\$90.98
2009	3.25%	1.00%	4.50%+	\$78.65
2010	3.25%	1.00%	4.50%+	\$78.65
2011	3.25%	1.00%	4.50%+	\$78.65
2012	3.25%	1.00%	4.50%+	\$78.65
*This is a margin we have used recently. +4.50% Floor Rate applies				

Fixed Rate Equity Loan Option Feature: Your line may include a fixed rate feature which applies to Fixed Rate Equity Loan Options. The Fixed Rate Equity Loan Options may be added upon your request and provided that you and all named borrowers on the Equity Express account executes the *Equity Express with Fixed Rate Equity Loan Options Addendum to the Equity Express Credit Agreement*. You may select Fixed Rate Equity Loan Options only during the Draw Period. You can request to convert all or a portion of your balance under your variable rate line of credit to one or more Fixed Rate Equity Loans (up to five options at any one time). Each Fixed Rate Equity Loan will have a fixed rate of interest and repayment term. The minimum amount to establish a Fixed Rate Equity Loan is \$3,000. You may request a Fixed Rate Equity Loan by visiting any of our branches or by calling our Customer Banking Center at 627-6900 (Oahu) or 800-272-2566 (Neighbor Island and Mainland). We will offer you a selection of current terms from which you may select a Fixed Rate Equity Loan. In order to establish a Fixed Rate Equity Loan, your account must meet all of the following requirements: 1) No default exists under the credit line account at the time you request the Fixed Rate Equity Loan; 2) There are no more than five Fixed Rate Equity Loans in effect after you have established a Fixed Rate Equity Loan; and, 3) You request the Fixed Rate Equity Loan during the Draw Period. Once established, the Fixed Rate Equity Loan will remain at a fixed rate of interest until it is paid in full or a new Variable Rate Line of Credit advance is used to pay off the Fixed Rate Equity Loan provided you have sufficient available credit. The ANNUAL PERCENTAGE RATE includes only interest and not other costs.

Interest Rate Determination for Fixed Rate Equity Loan: The fixed rate will be determined as follows: The ANNUAL PERCENTAGE RATE on each Fixed Rate Equity Loan that you establish is based on the value of an index plus a margin. The index and margin that applies to the Fixed Rate Equity Loan Option depends on the repayment term for each Fixed Rate Equity Loan Option. Each index is determined weekly on the first business day of each week using the Federal Home Loan Bank of Seattle's Daily Advances Rate Sheet for Fixed Rate Amortizer Rates published on the Federal Home Loan Bank of Seattle's website, <http://www.fhlbsea.com/>, based on the selected term. The margin is between 3.00% to 4.00% based on the selected term. The rate is calculated as the sum of the index plus margin rounded up to the nearest 0.25% with an established floor of 6.25% to 8.00% depending on the term selected. The following table shows the ANNUAL PERCENTAGE RATES in effect since 06.18.2012.

Term	Index Description	Floor (%)	Index (%)	Margin (%)	ANNUAL PERCENTAGE RATE (%)
3-Year Term	Federal Home Loan Bank of Seattle Advance Rates for 3-Year Fixed Rate Amortizer	6.25%	0.82%	3.00%	6.25%
5-Year Term	Federal Home Loan Bank of Seattle Advance Rates for 5-Year Fixed Rate Amortizer	6.25%	1.11%	3.00%	6.25%
7-Year Term	Federal Home Loan Bank of Seattle Advance Rates for 7-Year Fixed Rate Amortizer	6.25%	1.45%	3.25%	6.25%
10-Year Term	Federal Home Loan Bank of Seattle Advance Rates for 10-Year Fixed Rate Amortizer	7.00%	1.93%	3.50%	7.00%
15-Year Term	Federal Home Loan Bank of Seattle Advance Rates for 15-Year Fixed Rate Amortizer	8.00%	2.54%	3.75%	8.00%
Other terms, rates and conditions apply for Investor loan					

Minimum Payment Requirements for Fixed Rate Equity Loan: You will receive separate monthly billing statements for your Variable Rate Line of Credit and any Fixed Rate Equity Loans that you establish. You will make monthly payments for each outstanding Fixed Rate Equity Loan Option in addition to the monthly payments for the Variable Rate Line of Credit portion. Your total monthly minimum payment will equal the sum of (i) the minimum payment due on your Variable Rate Line of Credit described in the applicable sections above, plus (ii) the minimum payments due on all Fixed Rate Equity Loans you established. The minimum payment will include principal and interest based on an amortization of the loan amount at the rate for the term you select when establishing the Fixed Rate Equity Loan. The following table shows the number and amount of the payment for each repayment term at the ANNUAL PERCENTAGE RATE indicated if you converted a \$10,000 portion of the Variable Rate Line of Credit to the Fixed Rate Equity Loan Option and you made only the minimum payments.

Term	Number of Payments	ANNUAL PERCENTAGE RATE (%)	Minimum Payment (\$)
3-Year Term	36	6.25%	\$305.37
5-Year Term	60	6.25%	\$194.51
7-Year Term	84	6.26%	\$147.31
10-Year Term	120	7.00%	\$116.13
15-Year Term	180	8.00%	\$ 95.60



When Your Home Is On the Line:

What You Should Know About Home Equity Lines of Credit

More and more lenders are offering home equity lines of credit. By using the equity in your home, you may qualify for a sizable amount of credit, available for use when and how you please, at an interest rate that is relatively low. Furthermore, under the tax law—depending on your specific situation—you may be allowed to deduct the interest because the debt is secured by your home. If you are in the market for credit, a home equity plan is one of several options that might be right for you. Before making a decision, you should weigh carefully the costs of a home equity line against the benefits. Shop for the credit terms that best meet your borrowing needs without posing undue financial risk. And remember, failure to repay the amounts you’ve borrowed, plus interest, could mean the loss of your home.

What is a home equity line of credit?

A home equity line is a form of revolving credit in which your home serves as collateral. Because the home is likely to be a consumer's largest asset, many homeowners use their credit lines only for major items such as education, home improvements, or medical bills and not for day-to-day expenses. With a home equity line, you will be approved for a specific amount of credit-your credit limit-meaning the maximum amount you can borrow at any one time while you have the plan. Many lenders set the credit limit on a home equity line by taking a percentage (say, 75 percent) of the appraised value of the home and subtracting the balance owed on the existing mortgage. For example:

Appraisal of Home	\$100,000	In determining your actual credit line, the lender also will consider your ability to repay, by looking at your income, debts, and other financial obligations, as well as your credit history. Home equity plans often set a fixed time during which you can borrow money, such as 10 years. When this period is up, the plan may allow you to renew the credit line. But in a plan that does not allow renewals, you will not be able to borrow additional money once the time has expired. Some plans may call for payment in full of any outstanding balance at the end of the period. Others may permit you to repay over a fixed time, for example 10 years.
Percentage	x75%	
Percentage of appraised value	\$75,000	
Less mortgage debt	-\$40,000	
Potential credit line	\$35,000	

Once approved for the home equity plan, usually you will be able to borrow up to your credit limit whenever you want. Typically, you will be able to draw on your line by using special checks. Under some plans, borrowers can use a credit card or other means to borrow money and make purchases using the line. However, there may be limitations on how you use the line. Some plans may require you to borrow a minimum amount each time you draw on the line (for example, \$300) and to keep a minimum amount outstanding. Some lenders also may require that you take an initial advance when you first set up the line.

What should you look for when shopping for a plan?

If you decide to apply for a home equity line, look for the plan that best meets your particular needs. Look carefully at the credit agreement and examine the terms and conditions of various plans, including the annual percentage rate (APR) and the costs you'll pay to establish the plan. The disclosed APR is based on the interest rate alone and will ***not*** reflect the closing costs and other fees and charges, so you'll need to compare these costs, as well as the APRs among lenders.

Variable interest rates.

Home equity plans typically involve variable interest rates rather than fixed rates. A variable rate must be based on a publicly available index (such as the prime rate published in some major daily newspapers or a U.S. Treasury bill rate): the interest rate will change, mirroring fluctuations in the index. To figure the interest rate that you will pay, most lenders add a margin, such as 2 percentage points, to the value of the index at a particular time. Because the cost of borrowing is tied directly to the index rate, it is important to find out what index and margin each lender uses, how often the index changes, and how high it has risen in the past.

Sometimes lenders offer a temporarily discounted rate for home equity lines—an “introductory” rate that is unusually low for a short period, such as six months. Variable-rate plans secured by a dwelling must, by law, have a ceiling (or cap) on how much your interest rate may increase over the life of the plan. Some variable-rate plans limit how much your payment may increase, and how low your interest rate may fall if the index drop.

Some lenders allow you to convert from a variable interest rate to a fixed rate during the life of the plan, or let you convert all or a portion of your line to a fixed-term installment loan.

Costs of establishing and maintaining a home equity line.

Many of the costs in setting up a home equity line of credit are similar to those you pay when you get a mortgage. For example:

- A fee for a property appraisal to estimate the value of your home;
- An application fee, which may not be refunded if you are turned down for credit;
- Up-front charges, such as one or more “points” (one point equals one percent of the credit limit); and
- Closing costs, including fees for attorneys, title search, mortgage preparation and filing, property and title insurance, and taxes.

In addition, you may be subject to certain fees during the plan period, such as annual membership or maintenance fees and a transaction fee every time you draw on the credit line.

You could find yourself paying hundreds of dollars to establish the plan. And if you were to draw only a small amount against your credit line, those initial charges would substantially increase the cost of the funds borrowed. On the other hand, the lender's risk is lower than for other forms of credit, as your home serves as collateral, annual percentage rates for home equity lines are generally lower than rates for other types of credit. The interest you save could offset the costs of establishing and maintaining the line. Moreover, some lenders waive some or all of the closing costs.

How will you repay your home equity plan?

Before entering into a plan, consider how you will pay back the money you borrow. Some plans set a minimum payment that includes a portion of the principal (the amount you borrow) plus accrued interest. But, unlike the typical installment loan agreements, the portion of your payment that goes toward principal may not be enough to repay the principal by the end of the term. Other plans may allow payment of *interest only* during the life of the plan, which means that you pay nothing toward the principal. If you borrow \$10,000, you will owe that amount when the payment plan ends.

Regardless of the minimum required payment on your home equity line, you may choose to pay more, and many lenders offer a choice of payment options. Many consumers choose to pay down the principal regularly as they do with other loans. For example, if you use your line to buy a boat, you may want to pay it off as you would a typical boat loan.

Whatever your payment arrangements during the life of the plan—whether you pay some, a little, or none of the principal amount of the loan —when the plan ends, you may have to pay the entire balance owed, all at once. You must be prepared to make this “balloon payment” by refinancing it with the lender, by obtaining a loan from another lender, or by some other means. If you are unable to make the balloon payment, you could lose your home.

If your plan has a variable interest rate, your monthly payments may change. Assume, for example, that you borrow \$10,000 under a plan that calls for interest-only payments. At a 10 percent interest rate, your initial payments would be \$83 monthly. If the rate should rise over time to 15 percent, your payments will increase to \$125 per month. Similarly, if you are making payments that cover interest plus some

If your plan has a variable interest rate, your monthly payments may change. Assume, for example, that you borrow \$10,000 under a plan that calls for interest-only payments. At a 10 percent interest rate, your initial payments would be \$83 monthly. If the rate should rise over time to 15 percent, your payments will increase to \$125 per month. Similarly, if you are making payments that cover interest plus some portion of the principal, your monthly payments may increase, unless your agreement calls for keeping payments the same throughout the plan period.

If you sell your home, you will probably be required to pay off your home equity line in full immediately. If you are likely to sell your home in the near future, consider whether it makes sense to pay the up-front costs of setting up a line of credit. Also keep in mind that renting your home may be prohibited under the terms of your agreement.

Lines of credit vs. a traditional second mortgage loan.

If you are thinking about a home equity line of credit, you might also want to consider a more traditional second mortgage loan. This type of loan provides you with a fixed amount of money, repayable over a fixed period. In most cases, the payment schedule calls for equal payments that pay off the entire loan within the loan period. You might consider a second mortgage loan instead of a home equity line if, for example, you need a set amount for a specific purpose, such as an addition to your home.

In deciding which type of loan best suits your needs, consider the costs under the two alternatives. Look at both the APR and other charges. Do not, however, simply compare the APRs, because the APRs on the two types of loans are figured differently:

- The APR for a traditional second mortgage takes into account the interest rate charged plus points and other finance charges.
- The APR for a home equity line is based on the periodic interest rate alone. It does not include points or other charges.

Disclosures from lenders.

The federal Truth in Lending Act requires lenders to disclose the important terms and costs of their home equity plans, including the APR, miscellaneous charges, the payment terms, and information about any variable-rate feature. And in general, neither the lender nor anyone else may charge a fee until after you have received this information. You usually get these disclosures when you receive an application form, and you will get additional disclosures before the plan is opened. If any term (other than a variable-rate feature) changes before the plan is opened, the lender must return all fees if you decide not to enter into the plan because of the change.

When you open a home equity line, the transaction puts your home at risk. If the home involved is your principal dwelling, the Truth in Lending Act gives you three days from the day the account was opened to cancel the credit line. This right allows you to change your mind for any reason. You simply inform the creditor in writing within the three-day period. The lender must then cancel its security interest in your home and return all fees—including any application and appraisal fees—paid to open the account.

What if the lender freezes or reduces your line of credit?

Plans generally permit lenders to freeze or reduce a credit line if the value of the home “declines significantly” or, when the lender “reasonably believes” that you will be unable to make your payments due to a “material change” in your financial circumstances. If this happens, you may want to:

Talk with your lender. Find out what caused the lender to freeze or reduce your credit line and what, if anything, you can do to restore it. You may be able to provide additional information to restore your line of credit, such as documentation showing that your house has retained its value or that there has not been a “material change” in your financial circumstances. You may want to get copies of your credit reports (go to the Federal Trade Commission’s website, at www.ftc.gov/freereports, for information about free copies) to make sure all the information in them is correct. If your lender suggests getting a new appraisal, be sure you discuss appraisal firms in advance so that you know they will accept the new appraisal as valid.

Shop around for another line of credit. If your lender does not want to restore your line of credit, shop around to see what other lenders have to offer. You may be able to pay off your original line of credit and take out another one. Keep in mind, however, that you may need to pay some of the same application fees you paid for your original line of credit.

Where to go for help.

The following federal agencies are responsible for enforcing the federal Truth in Lending Act, the law that governs credit term disclosure for home equity lines. Any questions concerning compliance with the act by a particular financial institution should be directed to its enforcement agency.

State Member Banks of the Federal Reserve System

Federal Reserve Consumer Help
PO Box 12500 Minneapolis, MN 55480
(888) 851-1920
www.federalreserveconsumerhelp.gov

National Banks

Office of the Comptroller of the Currency
Customer Assistance Unit
1301 McKinney St.
Suite 3450
Houston, TX 77010
(800) 613-6743
www.occ.treas.gov

Federal Credit Unions

National Credit Union Administration
Office of Public and Congressional Affairs
1775 Duke St.
Alexandria, VA 22314
(800) 755-1030
www.ncua.gov/ConsumerInformation/index.html

Federally Insured Non-Member State-Chartered Banks and Savings Banks

Federal Deposit Insurance Corporation
Consumer Response Center
2345 Grand Blvd., Suite 100 Kansas City, MO 64108
(877) ASK-FDIC or (877-275-3342)
www.fdic.gov/consumers/consumer/ccr/index.html

Federally Insured Savings and Loan Institutions and Federally Chartered Savings Banks

Office of the Comptroller of the Currency (OCC)
Customer Assistance Group
1301 McKinney Street, Suite 3450
Houston, TX 77010
800-613-6743 (toll free) / 713-336-4301 (fax)
www.occ.treas.gov / www.helpwithmybank.gov

Mortgage Companies and Other Lenders

Federal Trade Commission
Consumer Response Center
600 Pennsylvania Avenue, N.W.
Washington, D.C. 20580
(877) FTC-HELP or (202) 326-3758
www.ftc.gov

Glossary

Annual membership or maintenance fee. An annual charge for access to a financial product such as a line of credit, credit card, or account. The fee is charged regardless of whether or not the product is used.

Annual percentage rate (APR). The cost of credit, expressed as a yearly rate. For closed-end credit, such as car loans or mortgages, the APR includes the interest rate, points, broker fees, and other credit charges that the borrower is required to pay. An APR, or an equivalent rate, is not used in leasing arrangements.

Application fee. Fees charged when you apply for a loan or other credit. These fees may include charges for property appraisal and a credit report.

Cap (interest rate). A limit on the amount that your interest rate can increase. Two types of interest-rate cap exist. Periodic adjustment caps limit the interest-rate increase from one adjustment period to the next. Lifetime caps limit the interest-rate increase over the life of the loan. By law, all adjustable-rate mortgages have an overall cap.

Closing or settlement costs. Fees paid when you close (or settle) on a loan. These fees may include application fees; title examination, abstract of title, title insurance, and property survey fees; fees for preparing deeds, mortgages, and settlement documents; attorney's fees; recording fees; estimated costs of taxes and insurance; and notary, appraisal, and credit report fees. Under the Real Estate Settlement Procedures Act, the borrower receives a good faith estimate of closing costs within three days of application. The good faith estimate lists each expected cost as an amount or a range.

Credit limit. The maximum amount that may be borrowed on a credit card or under a home equity line of credit plan.

Equity. The difference between the fair market value (appraised value) of the home and the outstanding balance on your mortgage plus any outstanding home equity loans.

Index. The economic indicator used to calculate interest-rate adjustments for adjustable-rate mortgages or other adjustable-rate loans. The index rate can increase or decrease at any time. See *also* Selected Index Rates for ARMs over an 11-year Period (www.federalreserve.gov/pubs/arms/arms_english.htm) for examples of common indexes that have changed in the past.

Interest rate. The percentage rate used to determine the cost of borrowing money, stated usually as a percentage of the principal loan amount and as an annual rate.

Margin. The number of percentage points the lender adds to the index rate to calculate the ARM interest rate at each adjustment.

Minimum payment. The lowest amount that you must pay (usually monthly) to keep your account in good standing. Under some plans, the minimum payment may cover "interest only"; under others, it may include both principal and interest.

Points (also called discount points). One point is equal to one percent of the principal amount of a mortgage loan. For example, if a mortgage is \$200,000, one point equals \$2,000. Lenders frequently charge points in both fixed-rate and adjustable-rate mortgages to cover loan origination costs or to provide additional compensation to the lender or broker. In some cases, the money needed to pay points can be borrowed (incorporated in the loan amount), but doing so will increase the loan amount and the total costs. Discount points (also called discount fees) are points that you voluntarily choose to pay in return for a lower interest rate.

Security interest. If stated in your credit agreement, a creditor's, lessor's, or assignee's legal right to your property (such as your home, stocks, or bonds) that secures payment of your obligation under the credit agreement.

Transaction fee. Fee charged each time a withdrawal or other specified transaction is made on a line of credit, such as a balance transfer fee or a cash advance fee.

Variable rate. An interest rate that changes periodically in relation to an index, such as the prime rate. Payments may increase or decrease accordingly.

Home Equity Plan Check List - Ask your lender to help fill out this check list.				
	PLAN A	PLAN B	PLAN A	PLAN B
Basic Features			Initial Fees	
Fixed annual percentage rate	_____	_____	Appraisal fees	_____
Variable annual percentage rate	_____	_____	Closing costs	_____
Index used and current value	_____	_____	Application fee	_____
Amount of margin	_____	_____	Up-front charges, including points	_____
Current rate	_____	_____	Repayment Terms During the Draw Period	
Frequency of rate adjustments	_____	_____	Interest and principal payments	_____
Amount/length of discount (if any)	_____	_____	Interest only payments	_____
Interest rate cap and floor	_____	_____	Fully amortizing payments	_____
Length of Plan			When the Draw Period Ends	
Draw period	_____	_____	Balloon payment	_____
Repayment period	_____	_____	Renewal available	_____
			Refinancing of balance by lender	_____

**PUBLIC INFORMATION NOTICE PURSUANT TO
HAWAII REVISED STATUTES SECTION 667-41
WHAT IS FORECLOSURE?**

This notice informs you regarding a lender's right to foreclose in the event of a default on the loan you have applied for or are considering if your home is used to secure its repayment.

The mortgage agreement or contract that you may enter into states that in the event the amounts due under the loan are not paid when they are due, or for other reasons you do not perform your promises in the note and mortgage, all of which are known as defaults, the lender shall have the option to foreclose the mortgage, which will result in a sale of your home.

The entity or person who holds your mortgage ("Mortgagee") may send you a notice informing you that the Mortgagee is starting foreclosure proceedings. You should not wait for that to happen; take steps to prevent a foreclosure as soon as you are having trouble paying your mortgage. You should contact your lender or your lender's loan servicer, or you may contact a budget and credit counselor or housing counselor, to discuss your situation.

STEP ONE: NOTICE OF DEFAULT. The first step in the foreclosure process is the Mortgagee usually sends you a written notice of default, which occurs after you are past due on your mortgage payment. The Mortgagee will tell you in the notice how much time you have to pay the required amount that is past due and, by paying, will return your loan to good standing.

STEP TWO: PROCEEDING TO FORECLOSURE. If you do not pay the required amount past due by the deadline in the notice of default, the Mortgagee may elect to proceed to collect the balance due on your loan through foreclosure. In Hawaii, there are two types of foreclosures: judicial and nonjudicial.

In a JUDICIAL FORECLOSURE, the Mortgagee files a lawsuit against you in order to obtain a court judgment that you owe the balance due under your loan and to

obtain an order to sell the property. The initial legal document you will receive in the lawsuit is called the complaint. You should consult an attorney of your choice who can advise you as to the steps needed to protect your rights. Judicial foreclosure involves the sale of the mortgaged property under the supervision of the court. You will receive notice of the foreclosure case hearings and the sale date and the judicial decision is announced after a hearing in court. The sale of the property must be approved by the court before it can be completed.

In a NONJUDICIAL FORECLOSURE, the process follows the procedures spelled out in Chapter 667 of the Hawaii Revised Statutes and in your mortgage. The nonjudicial procedures allow a Mortgagee to foreclose on and sell the property identified in the mortgage without filing a lawsuit or court supervision. This nonjudicial foreclosure is also called a power of sale foreclosure. The Mortgagee starts the process by giving you a written notice of default and of the Mortgagee's intent to sell the property.

After the required time has elapsed, you will be sent a notice of nonjudicial foreclosure sale, which will tell you the date and location of the sale.

In a NONJUDICIAL foreclosure, if you own an interest in the property you may have the right to participate in the Mortgage Foreclosure Dispute Resolution Program or to convert the nonjudicial foreclosure into a judicial foreclosure. The non-judicial foreclosure may not proceed during the dispute resolution process or after it has been converted to a judicial foreclosure.

PLEASE NOTE: Even if a judicial or nonjudicial foreclosure has commenced, you may be able to reinstate the loan and keep your home if you pay the delinquent amount then due and the foreclosure expenses that your Mortgagee has incurred. You must contact the Mortgagee as soon as possible to determine whether reinstatement is possible.

STEP THREE: PUBLIC SALE. The sale of a foreclosed home is usually made through a public auction, where the highest bidder who can make a cash deposit of up to 10% of the bid can buy the property. In a judicial foreclosure, the court appoints a third party commissioner to advertise and conduct the sale. In a nonjudicial foreclosure, the Mortgagee advertises and conducts the sale. In both types of sales, the Mortgagee has the right to buy the property by submitting a credit bid based upon the balance owed on the mortgage, so long as its bid is higher than any other bids. If the Mortgagee buys the property, the Mortgagee has the right to re-sell it in a private sale at a later date.

STEP FOUR: DISBURSEMENT OF PROCEEDS; POTENTIAL DEFICIENCY JUDGMENT. After the foreclosure sale is completed, the proceeds are paid out to lien holders, including the Mortgagee, in the order set by law and lastly to you if there are any proceeds left.

In a JUDICIAL FORECLOSURE, the court tells the commissioner whom to pay and how much. If the property did not sell for enough to pay off the balance due under your loan, the Mortgagee has the right to ask the court for a deficiency judgment against you for the difference.

In a NONJUDICIAL FORECLOSURE, the Mortgagee distributes the proceeds from the sale. If you are an owner-occupant, the law prohibits a deficiency judgment against you unless the debt is secured by other collateral.

**READ THE NOTE AND MORTGAGE CAREFULLY
TO UNDERSTAND WHAT IS REQUIRED AND
HOW TO AVOID FORECLOSURE, AND CONSULT WITH AN
ATTORNEY REGARDING YOUR LEGAL RIGHTS.**

**ADDENDUM TO IMPORTANT TERMS of our HOME EQUITY LINE OF CREDIT
(Equity Express Account) for Twelve (12) Months Fixed Interest Rate Promotion**

American Savings Bank is offering a twelve (12) month fixed rate of interest to approved applicants who: (i) submit their application for a new Equity Express account between September 1, 2012, and November 30, 2012, (ii) hold title to Hawaii property in fee simple, (iii) fund their loan by December 31, 2012, and (iv) make all payments automatically from an American Savings Bank checking account. This offer is not available to anyone with any American Savings Bank home equity line of credit that is open prior to September 1, 2012, and may not be used to pay down or pay off any existing American Savings Bank home equity line of credit or mortgage loan balance, and is subject to change or discontinuance without notice. If the applicants meet the foregoing conditions, then the following applies:

INITIAL TWELVE (12) MONTH FIXED RATE AND DAILY PERIODIC RATE: Your Equity Express will feature a fixed rate of interest from the day the loan is funded through the end of the statement cycle after twelve (12) months. Once the twelve (12) months expire, the terms and conditions of your Equity Express will revert to those in the Agreement as if it was not modified by this Addendum. The INITIAL TWELVE (12) MONTH ANNUAL PERCENTAGE RATE is discounted to 1.00%; which is an initial daily periodic rate of 0.0027% (subject to minor variations due to rounding).