BLACK HILLS FEDERAL CREDIT UNION
A MEMBER-OWNED, NOT-FOR-PROFIT COOPERATIVE
P. O. BOX 1420
Rapid City, SD 57709-1420

LOANLINER HOME EQUITY SYSTEM

HOME EQUITY EARLY DISCLOSURE
IMPORTANT TERMS OF OUR HOME EQUITY LINE OF CREDIT PLAN

This disclosure contains important information about our Home Equity Line of Credit Plan. 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 that you pay to us or anyone else in connection with your application.

SECURITY INTEREST: We will take a security interest in 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 (1) you engage in fraud or material misrepresentation in connection with the plan; (2) you do not meet the repayment terms of this plan; 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) any reasons mentioned above exist; (2) the value of the dwelling securing the line declines significantly below its appraised value for purposes of the line; (3) we reasonably believe that you will not be able to meet the repayment requirements due to a material change in your financial circumstances; (4) you are in default of a material obligation of the agreement; (5) government action prevents us from imposing the annual percentage rate provided for in the agreement; (6) the priority of our security interest is adversely affected by government action to the extent that the value of the security interest is less than 120 percent of the credit line; (7) a regulatory agency has notified us that continued advances would constitute an unsafe and unsound business practice, or (8) the maximum annual percentage rate is reached.

MINIMUM PAYMENT REQUIREMENTS: You can obtain credit advances for 5 years. This period is called the “draw period.” At our option, we may renew or extend the draw period. After the draw period ends the repayment period will begin. The length of the repayment period will depend on the balance at the time of the last advance you obtain before the draw period ends. Your minimum monthly payment amount will be determined at the payment cycle date on the last day of the month. Payments will be due monthly and will be calculated based on the payment schedule listed below. If the interest rate increases, your payment may increase. Payments will continue until what you owe has been repaid.

ANNUAL PERCENTAGE RATE IN EFFECT	**PAYMENT AMOUNT**
Less than 6.0%	$ .80 per $100 of outstanding balance
6.0% - less than 9.0%	$1.00 per $100 of outstanding balance
9.0% - less than 12.0%	$1.20 per $100 of outstanding balance
12.0% - less than 15.0%	$1.40 per $100 of outstanding balance
15.0% - 18.0%	$1.60 per $100 of outstanding balance

At all times, the minimum monthly payment you will be required to make is $100.00 or the amount calculated according to the method described above, whichever is greater, or the total amount you owe if that amount is less than 100.00. In addition to your minimum monthly payment, you will be required to pay all amounts past due and any amount by which you have exceeded your credit limit and all other charges.

MINIMUM PAYMENT EXAMPLE: If you made only the minimum monthly payment and took no other credit advances it would take 10 years 2 months to pay off a credit advance of $10,000 at an **ANNUAL PERCENTAGE RATE** of 4.0%. During that period, you would make 121 payments of $100.00 and one (1) final payment of $85.72.

FEES AND CHARGES: In order to open, use and maintain a line of credit plan, you must pay the following fees to us:
Loan Processing Fee: $75.00 (Due at closing)
You must pay certain fees to third parties to open the plan. These fees generally total between $275.00 and $750.00. If you ask, we will provide you with an itemization of the fees you will have to pay to third parties.

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

REFUNDABILITY OF FEES: If you decide not to enter into this plan within three days of receiving this disclosure and the home equity brochure, you are entitled to a refund of any fee you may have already paid.

TAX DEDUCTIBILITY: You should consult a tax advisor regarding the deductibility of interest and charges for the plan.

VARIABLE RATE FEATURE: This plan has a variable rate feature and the annual percentage rate (corresponding to the periodic rate) and the minimum payment may change as a result. The annual percentage rate includes only interest and no other costs.

The annual percentage rate is based on the value of an index. The index is the Prime Rate published in the Wall Street Journal. When a range of rates has been published, the highest rate is used. We will use the most recent index value available to us as of 10 days before the date of any annual percentage rate adjustment.

To determine the annual percentage rate that will apply to your account, we add a margin to the value of the index. If the rate is not already rounded we then round up to the next .25%. Ask us for the current index value, margin and annual percentage rate. After you open a plan, rate information will be provided on periodic statements that we send you.

RATE CHANGES: The annual percentage rate can change monthly on the first day of January, February, March, April, May, June, July, August, September, October, November, and December. There is no limit on the amount by which the annual percentage rate can change during any one year period. The minimum **ANNUAL PERCENTAGE RATE** is 4%. The maximum **ANNUAL PERCENTAGE RATE** that can apply is 18% or the maximum by law, whichever is less.

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% would be $160.00. This annual percentage rate could be reached at the time of the first payment.

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MARGIN: The margin you receive is based on certain creditworthiness factors. Please ask us for the margin you qualify for.

HISTORICAL EXAMPLE: The following table shows how the annual percentage rate and the minimum 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 the last business day of July of each year. While only one payment per year is shown, payments may have varied during 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 index or your payments will change in the future.

WALL STREET JOURNAL PRIME RATE INDEX TABLE

Year (as of the last business day of July)	Index (Percent)	Margin (1) (Percent)	**ANNUAL PERCENTAGE RATE**	Monthly Payment (Dollars)
1999	8.000	0.00	8.000	100.00(3)
2000	9.500	0.00	9.500	110.28
2001	6.750	0.00	6.750	100.00(3)
2002	4.750	0.00	4.750	100.00(3)
2003	4.000	0.00	4.000	100.00(3)
2004	4.250	0.00	4.250	100.00(3)
2005	6.250	0.00	6.250	100.00(3)
2006	8.250	0.00	8.250	100.00(3)
2007	8.250	0.00	8.250	100.00(3)
2008	5.000	0.00	5.000	100.00(3)
2009	3.250	0.00	4.000 (2)	100.00(3)
2010	3.250	0.00	4.000 (2)	100.00(3)
2011	3.250	0.00	4.000 (2)	
2012	3.250	0.00	4.000 (2)	
2013	3.250	0.00	4.000 (2)	

(1) This is a margin we have used recently; your margin may be different.

(2) The **ANNUAL PERCENTAGE RATE** reflects the minimum rate of 4.000%

(3) This payment reflects a minimum payment of $100.00.

Submit

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