SUNWEST FEDERAL CREDIT UNION
HOME EQUITY LOAN
DISCLOSURE OF IMPORTANT TERMS, CONDITIONS, AND INFORMATION
(PLAN 5)

This disclosure document contains important information about the terms of our home equity credit line, which we call a "Home Equity Loan". Please read this disclosure document carefully and keep a copy for your records.

Availability of Terms: For all Home Equity Loans, the minimum credit limit is $5,000. All of the terms described herein are subject to change prior to the opening of your credit line account. If these terms change (other than changes in 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 in connection with your application.

Security Interest and Risk to Your Home: We will take a deed of trust in your home to secure your obligations under your Home Equity Loan Agreement. You could lose your home if you fail to meet these obligations.

Possible Actions: Under certain circumstances, we can: (1) terminate your line of credit, require you to pay us the entire outstanding balance in one payment, and charge you certain fees; (2) refuse to make additional extensions of credit; (3) reduce your credit limit; and (4) implement certain changes in the Agreement in accordance with the terms that are set forth in the Home Equity Loan Agreement.

If you ask, we will give you more specific information concerning when we may take these actions.

Minimum Payment Requirements: You can obtain advances of credit for a period of 5 years (the "draw period") unless your credit privileges are terminated or suspended earlier. During the draw period, payments will be due monthly. Your minimum monthly payment will be one and one-half per cent (1.5%) of the outstanding balance on your credit line, plus any amount over your approved credit limit and any portion of the minimum payment shown on any prior statement which remains unpaid. If your annual percentage rate during the draw period reaches the maximum rate stated below, the minimum payment amount will not reduce your loan balance.

After the draw period ends (without being renewed), you will no longer be able to obtain credit advances and must pay the outstanding loan balance over 10 years (the "repayment period"). During the repayment period, payments will be due monthly. At the beginning of the repayment period, your initial minimum monthly payment will be equal to the amount that will fully amortize and payoff your entire outstanding balance over 10 years and will be based on the annual percentage rate in effect on the first day of the repayment period. Your minimum monthly payment will change whenever the annual percentage rate changes. Your new minimum monthly payment will equal the amount that will fully amortize and payoff the then outstanding balance over the remaining portion of the repayment period, based on the new annual percentage rate. However, in no event will your minimum monthly payment be lower than $20.00 (or your entire balance if it is less than $20.00).

Minimum Payment Example: If you made only minimum monthly payments and took no other credit advances, it would take 15 years to pay off a credit advance of $10,000 at an ANNUAL PERCENTAGE RATE of 4.50%. During that period you would make 60 monthly payments varying between $150.00 and $76.95 during the draw period, followed by 120 monthly payments of approximately $52.57 during the repayment period.

Fees and Charges: You will be required to pay certain fees to third parties to open a line of credit, including, but not limited to, fees for preliminary title reports, title insurance policies, flood determination, recording fees, and appraisal fees. If you ask, we will give you an itemization of these fees. We may waive these fees under certain circumstances. However, if we do so and you then cancel your account within two years after opening the account, you will be required to reimburse us for all or a portion of these fees.

You also must carry insurance on the property that secures your Home Equity Loan.

Balance Requirements: You are not required to maintain a minimum outstanding balance.

Tax Deductibility: You should consult a tax advisor regarding the deductibility of interest and charges for your Home Equity Loan.

Variable-Rate Information: Your Home Equity Loan has a variable rate feature. The annual percentage rate (corresponding to the periodic rate) and the minimum payment can change as a result.

The annual percentage rate includes only interest and not other costs.

The annual percentage rate is based on the value of an index. The index is the "Prime Rate" published in the Money Rates table of the Wall Street Journal. To determine the annual percentage rate that will apply to your line, we do not add a margin to the value of the index.

Ask us for the current index value 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 every six months. The maximum ANNUAL PERCENTAGE RATE that can apply is 18.00%. The minimum ANNUAL PERCENTAGE RATE that can apply is 4.50%. In addition, the ANNUAL PERCENTAGE RATE cannot increase or decrease more than one percentage point in any six month period.

Maximum Rate and Payment Examples: If you had an outstanding balance of $10,000 at the beginning of the draw period, the minimum monthly payment at the maximum ANNUAL PERCENTAGE RATE of 18.00% would be $150.00. Because the annual percentage rate cannot increase more than one percentage point in any six-month period, if your initial rate was 6.00% at the beginning of the draw period, this maximum annual percentage rate could be reached 6 years after the beginning of the draw period.

Historical Example: The following table shows how the annual percentage rate and the minimum monthly payment 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 first business day of January each year. While only one payment amount per year is shown, payments would have varied during each year. The table assumes no additional credit advances were taken and that only the minimum payments were made each month. It 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		
2002	4.75	0	7.50**	150.00
2003	4.25	0	5.50**	134.99
2004	4.00	0	4.50	119.05
2005	5.25	0	5.25****	104.99
2006	7.25	0	7.25	92.36
2007	8.25	0	8.25	67.78
2008	7.25	0	7.25	65.13
2009	3.25	0	5.25	60.50
2010	3.25	0	4.50****	59.01
2011	3.25	0	4.50****	59.01
2012	3.25	0	4.50****	59.01
2013	3.25	0	4.50****	59.01
2014	3.25	0	4.50****	59.01
2015	3.25	0	4.50****	59.01
2016	3.25	0	4.50****	59.01

Repayment Period***

* This is a margin we have recently used.

** This rate reflects the two(2) percentage point per year (one(1) point per six(6) months) limit on rate changes.

*** This assumes that the draw period was not renewed after five(5) years.

**** This rate reflects the 4.50% minimum annual percentage rate.

Disclosure of Right to Receive a Copy of Appraisals: We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly provide you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost.

Home Ownership Counseling Information: In addition to the provided list of agencies you may also visit **http://www.consumerfinance.gov/find-a-housing-counselor or call 1(855)411-2372** for Home Ownership Counseling agencies near you.