



## 3 YEAR ADJUSTABLE RATE MORTGAGE

This disclosure describes the features of the Adjustable Rate Mortgage (ARM) program you are considering. Information on other ARM programs is available upon request.

- This loan program has an adjustable rate feature. This means that your interest rate and payment amount can change.

### HOW YOUR INTEREST RATE AND PAYMENT ARE DETERMINED

- Your Interest rate will be based on an index plus a margin.
- Your monthly payment will be based on the interest rate, loan balance, and remaining loan term.
- Your payment will be rounded to the nearest \$0.01.
- The interest rate will be based on the base rate on corporate loans posted by at least 70% of the 10 largest U.S. banks known as the Wall Street Journal U.S. Prime Rate (Wall Street Journal U.S. Prime Rate) plus our margin. Ask us for our current interest rate and margin.
- Information about the index is published daily in the Wall Street Journal.
- Your interest rate will equal the index rate plus margin, unless your interest rate “caps” limit the amount of change in the interest rate.

### HOW YOUR INTEREST RATE CAN CHANGE

- Your interest rate can change every 12 months after remaining fixed for 36 months.
- Your interest rate cannot increase or decrease more than 2.000 percentage points at each adjustment.
- Your interest rate cannot increase or decrease more than 6.000 percentage points above and below the initial interest rate over the term of the loan.

### HOW YOUR PAYMENT CAN CHANGE

- Your payment can change every 12 payments based on changes in the interest rate after remaining fixed for 36 payments.
- Your monthly payment may increase or decrease substantially based on changes in the interest rate.
- You will be notified in writing at least 210, but no more than 240, days before the first payment at the adjusted level is due after the initial interest rate adjustment of the loan. This notice will contain information about the adjustment, including the interest rate, payment amount, and loan balance.
- You will be notified at least 60, but no more than 120, days before the first payment at the adjusted level is due after any interest rate adjustment resulting in a corresponding payment change. This notice will contain information about the adjustment, including the interest rate, payment amount, and loan balance.
- For example, on a \$10,000 30-year loan with an initial interest rate of 5.250 in effect in July 2020, the maximum amount that the interest rate can rise under this program is 6.000 percentage points, to 11.250 percent, and the monthly payment can rise from an initial payment of \$55.22 to a maximum of \$93.28 in the 61<sup>st</sup> month (5 years, 1 month). To see what your payments would be, divide your mortgage amount by \$10,000; then multiply the monthly payment by that amount (for example, the monthly payment for a mortgage amount of \$60,000 would be:  $\$60,000 / \$10,000 = 6$ ;  $6 \times \$55.22 = \$331.32$  per month).

### EXAMPLE

The example below shows how your payments would have changed under this ARM program based on actual changes in the index from 2006 to 2020. This does not necessarily indicate how your index will change in the future.

The example is based on the following assumptions:

Amount of Loan: \$10,000.00  
 Term: 30 years  
 Payment Adjustment: Every 12 payments after remaining fixed for 36 payments  
 Interest Adjustment: Every 12 months after remaining fixed for 36 months  
 Margin (\*): 2.000 percentage points  
 Index: The base rate on corporate loans posted by at least 70% of the 10 largest U.S. banks known as the Wall Street Journal U.S. Prime rate

**Caps**

Periodic Interest Rate (increases or decreases): 2.000 percentage points at each adjustment  
 Lifetime Interest Rate (increases and/or decreases): 6.000 percentage points above and below the initial interest rate

YEAR As of the First business day of July	INDEX (%)	MARGIN (%)	INTEREST RATE (%)		MONTHLY PAYMENT (\$)	REMAINING BALANCE (\$)
2006	8.250	2.000	10.250		89.61	9,947.24
2007	8.250	2.000	10.250		89.61	9,888.83
2008	5.000	2.000	10.250		89.61	9,824.12
2009	3.250	2.000	8.250	(C)	75.77	9,721.56
2010	3.250	2.000	6.250	(C)	63.11	9,567.47
2011	3.250	2.000	5.250		57.33	9,377.29
2012	3.250	2.000	5.250		57.33	9,176.86
2013	3.250	2.000	5.250		57.33	8,965.65
2014	3.250	2.000	5.250		57.33	8,743.09
2015	3.250	2.000	5.250		57.33	8,508.54
2016	3.500	2.000	5.500		58.53	8,268.16
2017	4.250	2.000	6.250		62.04	8,033.80
2018	5.000	2.000	7.000		65.52	7,802.60
2019	5.500	2.000	7.500		67.78	7,566.43
2020	3.250	2.000	5.500	(C)	59.34	7,262.93

To see what your payments would have been during that period, divide your mortgage amount by \$10,000; then multiply the monthly payment by that amount (for example, in 2020 the monthly payment for a mortgage amount of \$60,000 taken out in 2006 would be: \$60,000 / \$10,000 = 6; 6 x \$59.34 = \$356.04 per month).

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

(B) This rate reflects a 2.000 percentage point annual cap on increases.

(C) This rate reflects a 2.000 percentage point annual cap on decreases.

**This is not a commitment to make a loan.**

**Farmers State Bank of Waupaca**  
 112 W Fulton Street  
 Waupaca, WI 54981

Telephone: (715) 258-1400  
 Fax Number: (715) 258-1414  
 Web Address: [www.fsbwaupaca.com](http://www.fsbwaupaca.com)  
 Email Address: [banking@fsbwaupaca.com](mailto:banking@fsbwaupaca.com)