



**Le Mars**  
37 1st Avenue NW  
P.O. Box 1408  
Le Mars, IA 51031  
712 546-4175

**Sioux Center**  
1601 S. Main Avenue  
P.O. Box 368  
Sioux Center, IA 51250  
712 722-4545

**Sioux City**  
5680 Sunnybrook Drive  
Sioux City, IA 51106  
712 224-5400

**Sioux City**  
2700 Hamilton Blvd.  
Sioux City, IA 51104  
712 224-4777

Origination Co. NMLSR ID: 486549

## ADJUSTABLE-RATE MORTGAGE LOAN PROGRAM DISCLOSURE (First Liens)

*Note: see pages 3-4 for subordinate liens*

This disclosure describes the features of the adjustable-rate mortgage (ARM) program you are considering. It covers mortgage loans secured by a first lien for which the interest rate and payment remain unchanged for the first 10 years (10/1 ARMs), 7 years (7/1 ARMs), or 5 years (5/1 ARMs). Information on other ARM programs is available upon request.

### Information Applicable to All ARM Loans

#### How Your Interest Rate and Payment Are Determined

- Your interest rate will be based on an index rate plus a margin.
  - The interest rate will be based on the weekly average yield on United States Treasury securities adjusted to a constant maturity of 1 year (your index), plus our margin. Ask for our current interest rate and margin.
  - Information about the index is published weekly in the Wall Street Journal or in the Federal Reserve Board's Data Download Program (H.15).
  - Your interest rate will equal the index rate plus our margin unless your interest rate "caps" limit the amount of change in the interest rate.
  - The initial interest rate is not based on the index used to make later adjustments. The initial interest rate reflects a discount (or possibly a premium). Ask us for the amount of current interest rate discounts (or possibly premiums).
- Your payment will be based on the interest rate, loan balance, and remaining loan term.

**For additional information on: 10/1 ARM Loans – See Below 7/1 ARM and 5/1 ARM Loans – See Page 2**

### Additional Information for 10/1 ARM Loans

#### How Your Interest Rate Can Change

- There is no change in your interest rate for the first 10 years. At the end of 10 years your interest rate can change yearly.
- Your interest rate cannot increase or decrease more than 2 percentage points (2.000%) at each adjustment.
- Your interest rate cannot increase to more than 15 percentage points (15.000%) over the term of the loan.
- Your interest rate cannot decrease to less than 5 percentage points (5.000%) over the term of the loan.

#### How Your Monthly Payment Can Change

- There is no change in your payment for the first 10 years. At the end of 10 years your payment can change yearly based on changes in the interest rate.
- You will be notified 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.
- **Your monthly payment can increase or decrease substantially based on changes in the interest rate.**

#### Interest Rate and Payment Examples

- For example, on a \$10,000 loan with an initial interest rate of 7 percent (7.000%), in effect July 2024, the maximum amount that the interest rate can rise under this program is 8 percentage points (8.000%), to 15 percent (15.000%).
  - On a 30-year loan, the monthly payment can rise from a first-year payment of \$66.53 to a maximum of \$110.76 in the 14<sup>th</sup> year.
  - On a 20-year loan, the monthly payment can rise from a first-year payment of \$77.53 to a maximum of \$103.68 in the 14<sup>th</sup> year.
  - On a 15-year loan, the monthly payment can rise from a first-year payment of \$89.88 to a maximum of \$102.72 in the 14<sup>th</sup> year.
- 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:
  - On a 30-year loan:  $\$60,000 \div \$10,000 = 6$ ;  $6 \times \$66.53 = \$399.18$  per month.
  - On a 20-year loan:  $\$60,000 \div \$10,000 = 6$ ;  $6 \times \$77.53 = \$465.18$  per month.
  - On a 15-year loan:  $\$60,000 \div \$10,000 = 6$ ;  $6 \times \$89.88 = \$539.28$  per month.

## Additional Information for 7/1 ARM Loans

### How Your Interest Rate Can Change

- There is no change in your interest rate for the first 7 years. At the end of 7 years your interest rate can change yearly.
- Your interest rate cannot increase or decrease more than 2 percentage points (2.000%) at each adjustment.
- Your interest rate cannot increase to more than 15 percentage points (15.000%) over the term of the loan.
- Your interest rate cannot decrease to less than 5 percentage points (5.000%) over the term of the loan.

### How Your Monthly Payment Can Change

- There is no change in your payment for the first 7 years. At the end of 7 years your payment can change yearly based on changes in the interest rate.
- You will be notified 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.
- **Your monthly payment can increase or decrease substantially based on changes in the interest rate.**

### Interest Rate and Payment Examples

• For example, on a \$10,000 loan with an initial interest rate of 6.875 percent (6.875%), in effect July 2024, the maximum amount that the interest rate can rise under this program is 8.125 percentage points (8.125%), to 15 percent (15.000%).

—On a 30-year loan, the monthly payment can rise from a first-year payment of \$65.69 to a maximum of \$115.57 in the 12<sup>th</sup> year.

—On a 20-year loan, the monthly payment can rise from a first-year payment of \$76.78 to a maximum of \$111.63 in the 12<sup>th</sup> year.

—On a 15-year loan, the monthly payment can rise from a first-year payment of \$89.19 to a maximum of \$112.76 in the 12<sup>th</sup> year.

• 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:

—On a 30-year loan:  $\$60,000 \div \$10,000 = 6$ ;  $6 \times \$65.69 = \$394.14$  per month.

—On a 20-year loan:  $\$60,000 \div \$10,000 = 6$ ;  $6 \times \$76.78 = \$460.68$  per month.

—On a 15-year loan:  $\$60,000 \div \$10,000 = 6$ ;  $6 \times \$89.19 = \$535.14$  per month.

## Additional Information for 5/1 ARM Loans

### How Your Interest Rate Can Change

- There is no change in your interest rate for the first 5 years. At the end of 5 years your interest rate can change yearly.
- Your interest rate cannot increase or decrease more than 2 percentage points (2.000%) at each adjustment.
- Your interest rate cannot increase to more than 15 percentage points (15.000%) over the term of the loan.
- Your interest rate cannot decrease to less than 5 percentage points (5.000%) over the term of the loan.

### How Your Monthly Payment Can Change

- There is no change in your payment for the first 5 years. At the end of 5 years your payment can change yearly based on changes in the interest rate.
- You will be notified 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.
- **Your monthly payment can increase or decrease substantially based on changes in the interest rate.**

### Interest Rate and Payment Examples

• For example, on a \$10,000 loan with an initial interest rate of 6.750 percent (6.750%), in effect July 2024, the maximum amount that the interest rate can rise under this program is 8.250 percentage points (8.250%), to 15 percent (15.000%).

—On a 30-year loan, the monthly payment can rise from a first-year payment of \$64.86 to a maximum of \$118.44 in the 10<sup>th</sup> year.

—On a 20-year loan, the monthly payment can rise from a first-year payment of \$76.04 to a maximum of \$116.61 in the 10<sup>th</sup> year.

—On a 15-year loan, the monthly payment can rise from a first-year payment of \$88.49 to a maximum of \$119.24 in the 10<sup>th</sup> year.

• 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:

—On a 30-year loan:  $\$60,000 \div \$10,000 = 6$ ;  $6 \times \$64.86 = \$389.16$  per month.

—On a 20-year loan:  $\$60,000 \div \$10,000 = 6$ ;  $6 \times \$76.04 = \$456.24$  per month.

—On a 15-year loan:  $\$60,000 \div \$10,000 = 6$ ;  $6 \times \$88.49 = \$530.94$  per month.



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37 1st Avenue NW  
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1601 S. Main Avenue  
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712 722-4545

Sioux City  
5680 Sunnybrook Drive  
Sioux City, IA 51106  
712 224-5400

Sioux City  
2700 Hamilton Blvd.  
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712 224-4777

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## ADJUSTABLE-RATE MORTGAGE LOAN PROGRAM DISCLOSURE (Subordinate Liens)

*Note: see pages 1-2 for first liens*

This disclosure describes the features of the adjustable-rate mortgage (ARM) program you are considering. It covers mortgage loans secured by a subordinate lien for which the interest rate and payment remain unchanged for the first 3 years (3/1 ARMs), 2 years (2/1 ARMs), or 1 year (1/1 ARMs). Information on other ARM programs is available upon request.

### Information Applicable to All ARM Loans

#### How Your Interest Rate and Payment Are Determined

- Your interest rate will be based on an index rate plus a margin.
  - The interest rate will be based on the weekly average yield on United States Treasury securities adjusted to a constant maturity of 1 year (your index), plus our margin. Ask for our current interest rate and margin.
  - Information about the index is published weekly in the Wall Street Journal or in the Federal Reserve Board's Data Download Program (H.15).
  - Your interest rate will equal the index rate plus our margin unless your interest rate "caps" limit the amount of change in the interest rate.
  - The initial interest rate is not based on the index used to make later adjustments. The initial interest rate reflects a discount (or possibly a premium). Ask us for the amount of current interest rate discounts (or possibly premiums).
- Your payment will be based on the interest rate, loan balance, and remaining loan term.

For additional information on: **3/1 ARM Loans – See Below**      **2/1 ARM and 1/1 ARM Loans – See Page 4**

### Additional Information for 3/1 ARM Loans

#### How Your Interest Rate Can Change

- There is no change in your interest rate for the first 3 years. At the end of 3 years your interest rate can change yearly.
- Your interest rate cannot increase or decrease more than 2 percentage points (2.000%) at each adjustment.
- Your interest rate cannot increase to more than 15 percentage points (15.000%) over the term of the loan.
- Your interest rate cannot decrease to less than 5 percentage points (5.000%) over the term of the loan.

#### How Your Monthly Payment Can Change

- There is no change in your payment for the first 3 years. At the end of 3 years your payment can change yearly based on changes in the interest rate.
- You will be notified 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.
- **Your monthly payment can increase or decrease substantially based on changes in the interest rate.**

#### Interest Rate and Payment Examples

- For example, on a \$10,000 loan with an initial interest rate of 8 percent (8.000%), in effect July 2024, the maximum amount that the interest rate can rise under this program is 7 percentage points (7.000%), to 15 percent (15.000%).
  - On a 15-year loan, the monthly payment can rise from a first-year payment of \$95.57 to a maximum of \$129.25 in the 7<sup>th</sup> year.
  - On a 10-year loan, the monthly payment can rise from a first-year payment of \$121.33 to a maximum of \$145.28 in the 7<sup>th</sup> year.
  - On a 5-year loan, the monthly payment can rise from a first-year payment of \$202.76 to a maximum of \$209.07 in the 5<sup>th</sup> year.
- 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:
  - On a 15-year loan:  $\$60,000 \div \$10,000 = 6$ ;  $6 \times \$95.57 = \$573.42$  per month.
  - On a 10-year loan:  $\$60,000 \div \$10,000 = 6$ ;  $6 \times \$121.33 = \$727.98$  per month.
  - On a 5-year loan:  $\$60,000 \div \$10,000 = 6$ ;  $6 \times \$202.76 = \$1,216.56$  per month.

## Additional Information for 2/1 ARM Loans

### How Your Interest Rate Can Change

- There is no change in your interest rate for the first 2 years. At the end of 2 years your interest rate can change yearly.
- Your interest rate cannot increase or decrease more than 2 percentage points (2.000%) at each adjustment.
- Your interest rate cannot increase to more than 15 percentage points (15.000%) over the term of the loan.
- Your interest rate cannot decrease to less than 5 percentage points (5.000%) over the term of the loan.

### How Your Monthly Payment Can Change

- There is no change in your payment for the first 2 years. At the end of 2 years your payment can change yearly based on changes in the interest rate.
- You will be notified 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.
- **Your monthly payment can increase or decrease substantially based on changes in the interest rate.**

### Interest Rate and Payment Examples

- For example, on a \$10,000 loan with an initial interest rate of 8.250 percent (8.250%), in effect July 2024, the maximum amount that the interest rate can rise under this program is 6.750 percentage points (6.750%), to 15 percent (15.000%).
  - On a 15-year loan, the monthly payment can rise from a first-year payment of \$97.01 to a maximum of \$132.46 in the 6<sup>th</sup> year.
  - On a 10-year loan, the monthly payment can rise from a first-year payment of \$122.65 to a maximum of \$149.93 in the 6<sup>th</sup> year.
  - On a 5-year loan, the monthly payment can rise from a first-year payment of \$203.96 to a maximum of \$216.49 in the 5<sup>th</sup> year.
- 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:
  - On a 15-year loan:  $\$60,000 \div \$10,000 = 6$ ;  $6 \times \$ 97.01 = \$ 582.06$  per month.
  - On a 10-year loan:  $\$60,000 \div \$10,000 = 6$ ;  $6 \times \$122.65 = \$ 735.90$  per month.
  - On a 5-year loan:  $\$60,000 \div \$10,000 = 6$ ;  $6 \times \$203.96 = \$1,223.76$  per month.

## Additional Information for 1/1 ARM Loans

### How Your Interest Rate Can Change

- There is no change in your interest rate for the first year. At the end of the first year your interest rate can change yearly.
- Your interest rate cannot increase or decrease more than 2 percentage points (2.000%) at each adjustment.
- Your interest rate cannot increase to more than 15 percentage points (15.000%) over the term of the loan.
- Your interest rate cannot decrease to less than 5 percentage points (5.000%) over the term of the loan.

### How Your Monthly Payment Can Change

- There is no change in your payment for the first year. At the end of the first year your payment can change yearly based on changes in the interest rate.
- You will be notified 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.
- **Your monthly payment can increase or decrease substantially based on changes in the interest rate.**

### Interest Rate and Payment Examples

- For example, on a \$10,000 loan with an initial interest rate of 8.625 percent (8.625%), in effect July 2024, the maximum amount that the interest rate can rise under this program is 6.375 percentage points (6.375%), to 15 percent (15.000%).
  - On a 15-year loan, the monthly payment can rise from a first-year payment of \$99.21 to a maximum of \$135.53 in the 5<sup>th</sup> year.
  - On a 10-year loan, the monthly payment can rise from a first-year payment of \$124.66 to a maximum of \$154.46 in the 5<sup>th</sup> year.
  - On a 5-year loan, the monthly payment can rise from a first-year payment of \$205.77 to a maximum of \$224.80 in the 5<sup>th</sup> year.
- 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:
  - On a 15-year loan:  $\$60,000 \div \$10,000 = 6$ ;  $6 \times \$ 99.21 = \$ 595.26$  per month.
  - On a 10-year loan:  $\$60,000 \div \$10,000 = 6$ ;  $6 \times \$124.66 = \$ 747.96$  per month.
  - On a 5-year loan:  $\$60,000 \div \$10,000 = 6$ ;  $6 \times \$205.77 = \$1,234.62$  per month.