



2025 Loan Disclosures



FCS FINANCIAL



Introduction

Thank you for choosing FCS Financial as your lender. As a member-owned cooperative governed by stockholder-elected directors, FCS Financial has been providing financial products and services since 1916 to those who call rural Missouri home.

We strive to provide the best service possible by bringing the right resources to you. It's the loans, financial services and local expertise you trust, all designed with your specific needs in mind. In the end, we create opportunities and deliver solutions that help you grow for years to come. We appreciate your business and will do our best to help you meet your full financial potential.

This disclosure packet is designed to help you understand the features of our various products and to serve as a handy reference tool. Your FCS Financial professional will explain the disclosure information that pertains to your particular loan. They can also answer any of your questions. For your convenience, an office directory is on page 4.

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FCS Financial Office Directory

Central Office, Administration, 1934 East Miller Street, Jefferson City, MO 65101, (573) 636-7809, (800) 369-3276

Cameron, 1405 North Walnut Street, P.O. Box 310, Cameron, MO 64429, (816) 632-7265, (800) 225-6949, FAX: (816) 632-1098

Chillicothe, 2880 North Washington Street, Chillicothe, MO 64601, (660) 646-5044, (800) 264-3276, FAX: (660) 646-5471

Columbia, 2800 Woodard Drive, Columbia, MO 65202, (573) 449-5910, (800) 241-5910, FAX: (573) 875-7101

Farmington, 150 Walker Rd., Ste. 200, Farmington, MO 63640, (573) 756-5747, (800) 276-8120, FAX: (573) 756-0063

Hannibal, 3200 Highway 61, Hannibal, MO 63401, (573) 221-2362, (800) 798-0273, FAX: (573) 221-3465

Harrisonville, 30405 SE Outer Road, Harrisonville, MO 64701, (816) 884-3061, (800) 517-3348, FAX: (888) 494-0947

Higginsville, 4100 Highway 13 Blvd., Higginsville, MO 64037, (660) 584-7181, (866) 584-7181, FAX: (660) 584-7957

Jefferson City, 1930 East Miller Street, Jefferson City, MO 65102, (573) 636-7131, (800) 292-7131, FAX: (573) 636-9894

Joplin, 108 North Prosperity Avenue, Joplin, MO 64801, (417) 572-0011, (866) 451-6084, FAX: (866) 381-8077

Lebanon, 936 Alexis Avenue, Lebanon, MO 65536, (417) 588-5828, (866) 588-5828, FAX: (417) 588-5882

Macon, 509 HBC Road, Macon, MO 63552, (660) 395-1940, (800) 432-2156, FAX: (888) 812-7959

Marshall, 1360 North Lexington Avenue, Marshall, MO 65340, (660) 886-6897, (800) 228-6897, FAX: (660) 886-8291

Maryville, 27186 282nd Street, Maryville, MO 64468, (660) 582-6464, (800) 813-5722, FAX: (660) 582-6467

Mexico, 2810 East Liberty, P.O. Box 340, Mexico, MO 65265, (573) 581-3192, (800) 314-3192, FAX: (573) 581-1551

Nevada, 1925 North Osage Blvd., Nevada, MO 64772, (417) 667-8206, (888) 667-9681, FAX: (417) 667-2904

O'Fallon, 1051 Peruque Crossing Court, O'Fallon, MO 63366, (636) 327-1787, (800) 379-3276, FAX: (636) 327-1792

Sedalia, 2600 South Limit, Sedalia, MO 65301, (660) 827-5810, (800) 310-5810, FAX: (660) 827-1855

Springfield, 500 South State Highway B, Springfield, MO 65802, (417) 862-4158, (866) 862-4158, FAX: (417) 865-6339

St. Joseph, 2109 South Riverside Road, St. Joseph, MO 64507, (816) 279-2118, (866) 279-2118, FAX: (816) 279-4275

Union, 301 Highway 50 West, Ste. A, Union, MO 63084, (636) 583-5400, (800) 583-5480, FAX: (636) 583-6447,

West Plains, 1005 Porter Wagoner Blvd., P.O. Box 197, West Plains, MO 65775, (417) 256-2298, (866) 256-2298, FAX: (417) 256-5198



Loan Program Disclosures for Farmers

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LOAN PROGRAM DISCLOSURE

FIXED THEN ONE-YEAR ADJUSTABLE RATE MORTGAGE

Monthly Installments

This disclosure describes the features of the Fixed Then One-Year Adjustable Rate Mortgage (ARM) program you are considering. Information on other adjustable rate programs is available upon request (if not already furnished along with this disclosure).

How Your Interest Rate and Payments Are Determined –

- ◆ Your initial interest rate is fixed for a period of 3 years. Thereafter, your interest rate will be based on an index plus a margin.
- ◆ Your payment will be based on the interest rate, loan balance, and loan term.
- ◆ The initial interest rate is not based on the index used to make the later rate adjustments. Ask for the amount of the initial rate currently offered.
- ◆ The index will be the estimated weekly average for one-year bonds funding cost index as reported by the Federal Farm Credit Banks Funding Corporation and available for that week which is 45 days before the date the interest rate is to be adjusted.
- ◆ At the first repricing date and each repricing date thereafter, your interest rate will equal the index rate plus our margin, rounded off to the nearest .125%, unless your interest rate “cap” limits the amount of change in the interest rate.
- ◆ Information about the index rate is reported by the Federal Farm Credit Banks Funding Corporation at its Web site and can be found in the Farm Credit System, Funding Cost Index, Archives section at www.FARMCREDIT-FFCB.com.
- ◆ You may be able to reduce the margin that is added to the index by paying a discount fee/points at the time the loan is closed. The discounted margin is then used for either the life of the loan or such other time period as agreed upon by the parties. Ask about our current interest rate, margin, and discount fees that might be currently offered.

How Your Interest Rate Can Change –

- ◆ After the expiration of the initial 3-year fixed interest rate period, your interest rate can change every one year.
- ◆ After the expiration of the initial 3-year fixed interest rate period, your interest rate cannot increase or decrease more than 2.00 percentage points every one year, or more than 6.00 percentage points over the term of the loan, except in the event of default, when either an additional 2.00 percentage point default rate or a late payment charge of 5.00% can be added, depending on the terms of the note.
- ◆ Your interest rate can increase if we approve your request to convert your loan from this loan program to any other loan program offered by us for borrowers in your category. Other loan programs might include various ARM or fixed interest rate loans. Such conversions may be restricted by us, and you may have to pay certain fees to obtain the conversion.

How Your Monthly Payment Can Change –

- ◆ Your monthly payment can increase or decrease substantially based on changes in the interest rate every one year.
- ◆ You will be notified in writing at least 25 days before the payment adjustment may be made. The notice will contain information about your interest rates, payment amount, and loan balance.
- ◆ For example, on a \$10,000 20-year loan with an initial interest rate of 7.4% in effect in January 20245, the maximum amount that the interest rate can rise under this program is 6.00 percentage points, to 13.4%, and the monthly payment can rise from a first-year payment of \$79.95 to a maximum of \$113.95 in the year 2030. 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 divided by \$10,000 = 6; 6 x \$79.95 = \$479.70 per month.)

LOAN PROGRAM DISCLOSURE
FIXED THEN ONE-YEAR ADJUSTABLE RATE MORTGAGE
Monthly Installments

This disclosure describes the features of the Fixed Then One-Year Adjustable Rate Mortgage (ARM) program you are considering. Information on other adjustable rate programs is available upon request (if not already furnished along with this disclosure).

How Your Interest Rate and Payments Are Determined –

- ◆ Your initial interest rate is fixed for a period of 5 years. Thereafter, your interest rate will be based on an index plus a margin.
- ◆ Your payment will be based on the interest rate, loan balance, and loan term.
- ◆ The initial interest rate is not based on the index used to make the later rate adjustments. Ask for the amount of the initial rate currently offered.
- ◆ The index will be the estimated weekly average for one-year bonds funding cost index as reported by the Federal Farm Credit Banks Funding Corporation and available for that week which is 45 days before the date the interest rate is to be adjusted.
- ◆ At the first repricing date and each repricing date thereafter, your interest rate will equal the index rate plus our margin, rounded off to the nearest .125%, unless your interest rate “cap” limits the amount of change in the interest rate.
- ◆ Information about the index rate is reported by the Federal Farm Credit Banks Funding Corporation at its Web site and can be found in the Farm Credit System, Funding Cost Index, Archives section at www.FARMCREDIT-FFCB.com.
- ◆ You may be able to reduce the margin that is added to the index by paying a discount fee/points at the time the loan is closed. The discounted margin is then used for either the life of the loan or such other time period as agreed upon by the parties. Ask about our current interest rate, margin, and discount fees that might be currently offered.

How Your Interest Rate Can Change –

- ◆ After the expiration of the initial 5-year fixed interest rate period, your interest rate can change every one year.
- ◆ After the expiration of the initial 5-year fixed interest rate period, your interest rate cannot increase or decrease more than 2.00 percentage points every one year, or more than 6.00 percentage points over the term of the loan, except in the event of default, when either an additional 2.00 percentage point default rate or a late payment charge of 5.00% can be added, depending on the terms of the note.
- ◆ Your interest rate can increase if we approve your request to convert your loan from this loan program to any other loan program offered by us for borrowers in your category. Other loan programs might include various ARM or fixed interest rate loans. Such conversions may be restricted by us, and you may have to pay certain fees to obtain the conversion.

How Your Monthly Payment Can Change –

- ◆ Your monthly payment can increase or decrease substantially based on changes in the interest rate every one year.
- ◆ You will be notified in writing at least 25 days before the payment adjustment may be made. The notice will contain information about your interest rates, payment amount, and loan balance.
- ◆ For example, on a \$10,000 20-year loan with an initial interest rate of 7.40% in effect in January 2025, the maximum amount that the interest rate can rise under this program is 6.00 percentage points, to 13.40%, and the monthly payment can rise from a first-year payment of \$79.95 to a maximum of \$110.45 in the year 2032. 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 divided by \$10,000 = 6; 6 x \$79.95 = \$481.50 per month.)

LOAN PROGRAM DISCLOSURE
FIXED THEN ONE-YEAR ADJUSTABLE RATE MORTGAGE
Monthly Installments

This disclosure describes the features of the Fixed Then One-Year Adjustable Rate Mortgage (ARM) program you are considering. Information on other adjustable rate programs is available upon request (if not already furnished along with this disclosure).

How Your Interest Rate and Payments Are Determined –

- ◆ Your initial interest rate is fixed for a period of 7 years. Thereafter, your interest rate will be based on an index plus a margin.
- ◆ Your payment will be based on the interest rate, loan balance, and loan term.
- ◆ The initial interest rate is not based on the index used to make the later rate adjustments. Ask for the amount of the initial rate currently offered.
- ◆ The index will be the estimated weekly average for one-year bonds funding cost index as reported by the Federal Farm Credit Banks Funding Corporation and available for that week which is 45 days before the date the interest rate is to be adjusted.
- ◆ At the first repricing date and each repricing date thereafter, your interest rate will equal the index rate plus our margin, rounded off to the nearest .125%, unless your interest rate “cap” limits the amount of change in the interest rate.
- ◆ Information about the index rate is reported by the Federal Farm Credit Banks Funding Corporation at its Web site and can be found in the Farm Credit System, Funding Cost Index, Archive section at www.FARMCREDIT-FFCB.com.
- ◆ You may be able to reduce the margin that is added to the index by paying a discount fee/points at the time the loan is closed. The discounted margin is then used for either the life of the loan or such other time period as agreed upon by the parties. Ask about our current interest rate, margin, and discount fees that might be currently offered.

How Your Interest Rate Can Change –

- ◆ After the expiration of the initial 7-year fixed interest rate period, your interest rate can change every one year.
- ◆ After the expiration of the initial 7-year fixed interest rate period, your interest rate cannot increase or decrease more than 2.00 percentage points every one year, or more than 6.00 percentage points over the term of the loan, except in the event of default, when either an additional 2.00 percentage point default rate or a late payment charge of 5.00% can be added, depending on the terms of the note.
- ◆ Your interest rate can increase if we approve your request to convert your loan from this loan program to any other loan program offered by us for borrowers in your category. Other loan programs might include various ARM or fixed interest rate loans. Such conversions may be restricted by us, and you may have to pay certain fees to obtain the conversion.

How Your Monthly Payment Can Change –

- ◆ Your monthly payment can increase or decrease substantially based on changes in the interest rate every one year.
- ◆ You will be notified in writing at least 25 days before the payment adjustment may be made. The notice will contain information about your interest rates, payment amount, and loan balance.
- ◆ For example, on a \$10,000 20-year loan with an initial interest rate of 7.45% in effect in January 2025, the maximum amount that the interest rate can rise under this program is 6.00 percentage points, to 13.45%, and the monthly payment can rise from a first-year payment of \$80.25 to a maximum of \$97.46 in the year 2034. 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 divided by \$10,000 = 6; 6 x \$80.25 = \$481.50 per month.)

LOAN PROGRAM DISCLOSURE
FIXED THEN ONE-YEAR ADJUSTABLE RATE MORTGAGE
Monthly Installments

This disclosure describes the features of the Fixed Then One-Year Adjustable Rate Mortgage (ARM) program you are considering. Information on other adjustable rate programs is available upon request (if not already furnished along with this disclosure).

How Your Interest Rate and Payments Are Determined –

- ◆ Your initial interest rate is fixed for a period of 10 years. Thereafter, your interest rate will be based on an index plus a margin.
- ◆ Your payment will be based on the interest rate, loan balance, and loan term.
- ◆ The initial interest rate is not based on the index used to make the later rate adjustments. Ask for the amount of the initial rate currently offered.
- ◆ The index will be the estimated weekly average for one-year bonds funding cost index as reported by the Federal Farm Credit Banks Funding Corporation and available for that week which is 45 days before the date the interest rate is to be adjusted.
- ◆ At the first repricing date and each repricing date thereafter, your interest rate will equal the index rate plus our margin, rounded off to the nearest .125%, unless your interest rate “cap” limits the amount of change in the interest rate.
- ◆ Information about the index rate is reported by the Federal Farm Credit Banks Funding Corporation at its Web site and can be found in the Farm Credit System, Funding Cost Index, Archives section at <http://www.FARMCREDIT-FFCB.com>.
- ◆ You may be able to reduce the margin that is added to the index by paying a discount fee/points at the time the loan is closed. The discounted margin is then used for either the life of the loan or such other time period as agreed upon by the parties. Ask about our current interest rate, margin, and discount fees that might be currently offered.

How Your Interest Rate Can Change –

- ◆ After the expiration of the initial 10-year fixed interest rate period, your interest rate can change every one year.
- ◆ After the expiration of the initial 10-year fixed interest rate period, your interest rate cannot increase or decrease more than 9.00 percentage points every one year, or more than 9.00 percentage points over the term of the loan, except in the event of default, when either an additional 2.00 percentage point default rate or a late payment charge of 5.00% can be added, depending on the terms of the note.
- ◆ Your interest rate can increase if we approve your request to convert your loan from this loan program to any other loan program offered by us for borrowers in your category. Other loan programs might include various ARM or fixed interest rate loans. Such conversions may be restricted by us, and you may have to pay certain fees to obtain the conversion.

How Your Monthly Payment Can Change –

- ◆ Your monthly payment can increase or decrease substantially based on changes in the interest rate every one year.
- ◆ You will be notified in writing at least 25 days before the payment adjustment may be made. The notice will contain information about your interest rates, payment amount, and loan balance.
- ◆ For example, on a \$10,000 20-year loan with an initial interest rate of 7.4% in effect in January 2025, the maximum amount that the interest rate can rise under this program is 9.00 percentage points, to 16.4%, and the monthly payment can rise from a first-year payment of \$79.95 to a maximum of \$115.01 in the year 2035. 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 divided by \$10,000 = 6; 6 x \$79.95 = \$479.70 per month.)

LOAN PROGRAM DISCLOSURE
FIXED THEN ONE-YEAR ADJUSTABLE RATE MORTGAGE
Monthly Installments

This disclosure describes the features of the Fixed Then One-Year Adjustable Rate Mortgage (ARM) program you are considering. Information on other adjustable rate programs is available upon request (if not already furnished along with this disclosure).

How Your Interest Rate and Payments Are Determined –

- ◆ Your initial interest rate is fixed for a period of 15 years. Thereafter, your interest rate will be based on an index plus a margin.
- ◆ Your payment will be based on the interest rate, loan balance, and loan term.
- ◆ The initial interest rate is not based on the index used to make the later rate adjustments. Ask for the amount of the initial rate currently offered.
- ◆ The index will be the estimated weekly average for one-year bonds funding cost index as reported by the Federal Farm Credit Banks Funding Corporation and available for that week which is 45 days before the date the interest rate is to be adjusted.
- ◆ At the first repricing date and each repricing date thereafter, your interest rate will equal the index rate plus our margin, rounded off to the nearest .125%, unless your interest rate “cap” limits the amount of change in the interest rate.
- ◆ Information about the index rate is reported by the Federal Farm Credit Banks Funding Corporation at its Web site and can be found in the Farm Credit System, Funding Cost Index, Archives section at www.FARMCREDIT-FFCB.com.
- ◆ You may be able to reduce the margin that is added to the index by paying a discount fee/points at the time the loan is closed. The discounted margin is then used for either the life of the loan or such other time period as agreed upon by the parties. Ask about our current interest rate, margin, and discount fees that might be currently offered.

How Your Interest Rate Can Change –

- ◆ After the expiration of the initial 15-year fixed interest rate period, your interest rate can change every one year.
- ◆ After the expiration of the initial 15-year fixed interest rate period, your interest rate cannot increase or decrease more than 9.00 percentage points every one year, or more than 9.00 percentage points over the term of the loan, except in the event of default, when either an additional 2.00 percentage point default rate or a late payment charge of 5.00% can be added, depending on the terms of the note.
- ◆ Your interest rate can increase if we approve your request to convert your loan from this loan program to any other loan program offered by us for borrowers in your category. Other loan programs might include various ARM or fixed interest rate loans. Such conversions may be restricted by us, and you may have to pay certain fees to obtain the conversion.

How Your Monthly Payment Can Change –

- ◆ Your monthly payment can increase or decrease substantially based on changes in the interest rate every one year.
- ◆ You will be notified in writing at least 25 days before the payment adjustment may be made. The notice will contain information about your interest rates, payment amount, and loan balance.
- ◆ For example, on a \$10,000 20-year loan with an initial interest rate of 7.6% in effect in January 2025, the maximum amount that the interest rate can rise under this program is 9.00 percentage points, to 16.6%, and the monthly payment can rise from a first-year payment of \$81.17 to a maximum of \$99.57 in the year 2040. 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 divided by \$10,000 = 6; 6 x \$81.17 = \$487.02 per month.)

LOAN PROGRAM DISCLOSURE
ONE-YEAR ADJUSTABLE RATE MORTGAGE
Monthly Installments

This disclosure describes the features of the One-Year Adjustable Rate Mortgage (ARM) program you are considering. Information on other adjustable rate programs is available upon request (if not already furnished along with this disclosure).

How Your Interest Rate and Payments Are Determined –

- ◆ Your interest rate will be based on an index plus a margin.
- ◆ Your payment will be based on the interest rate, loan balance, and loan term.
- ◆ The initial interest rate is not based on the index used to make the later rate adjustments. Ask for the amount of the initial rate currently offered.
- ◆ The index will be the estimated weekly average for one-year bonds funding cost index as reported by the Federal Farm Credit Banks Funding Corporation and available for that week which is 45 days before the date the interest rate is to be adjusted.
- ◆ At the first repricing date and each repricing date thereafter, your interest rate will equal the index rate plus our margin, rounded off to the nearest .125%, unless your interest rate “cap” limits the amount of change in the interest rate.
- ◆ Information about the index rate is reported by the Federal Farm Credit Banks Funding Corporation at its Web site and can be found in the Farm Credit System, Funding Cost Index, Archives section at www.FARMCREDIT-FFCB.com.
- ◆ You may be able to reduce the margin that is added to the index by paying a discount fee/points at the time the loan is closed. The discounted margin is then used for either the life of the loan or such other time period as agreed upon by the parties. Ask about our current interest rate, margin, and discount fees that might be currently offered.

How Your Interest Rate Can Change –

- ◆ Your interest rate can change every one year.
- ◆ Your interest rate cannot increase or decrease more than 2.00 percentage points every one year, or more than 6.00 percentage points over the term of the loan, except in the event of default, when either an additional 2.00 percentage point default rate or a late payment charge of 5.00% can be added, depending on the terms of the note.
- ◆ Your interest rate can increase if we approve your request to convert your loan from this loan program to any other loan program offered by us for borrowers in your category. Other loan programs might include various ARM or fixed interest rate loans. Such conversions may be restricted by us, and you may have to pay certain fees to obtain the conversion.

How Your Monthly Payment Can Change –

- ◆ Your monthly payment can increase or decrease substantially based on changes in the interest rate every one year.
- ◆ You will be notified in writing at least 25 days before the payment adjustment may be made. The notice will contain information about your interest rates, payment amount, and loan balance.
- ◆ For example, on a \$10,000 20-year loan with an initial interest rate of 7.3% in effect in January 2025, the maximum amount that the interest rate can rise under this program is 6.00 percentage points, to 13.3%, and the monthly payment can rise from a first-year payment of \$79.34 to a maximum of \$116.48 in the year 2028. 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 divided by \$10,000 = 6; 6 x \$79.34 = \$476.04 per month.)

LOAN PROGRAM DISCLOSURE
CAPPED NON-INDEXED VARIABLE RATE
Monthly Installments

This disclosure describes the features of the Capped Non-indexed Variable Rate Mortgage program you are considering. Information on other adjustable rate programs is available upon request (if not already furnished along with this disclosure).

How Your Interest Rate and Payments Are Determined –

- ◆ Your interest rate is not based on an index but can be changed monthly at the discretion of the Lender.
- ◆ Your payment will be based on the interest rate, loan balance, and loan term.
- ◆ Ask for the amount of the interest rate currently charged for loans in the Lender's Capped Non-indexed Variable Rate Mortgage program. Your variable rate will be determined as of the date of your loan closing.

How Your Interest Rate Can Change –

- ◆ Your interest rate can change every month.
- ◆ Your interest rate cannot increase or decrease more than 6.00 percentage points over the term of the loan, except in the event of default, when either an additional 2.00 percentage point default rate or a late payment charge of 5.00% can be added, depending on the terms of the note.
- ◆ Your interest rate can increase if we approve your request to convert your loan from this loan program to any other loan program offered by us for borrowers in this category. Other loan programs might include various ARM or fixed interest rate loans. Such conversions may be restricted by us, and you may have to pay certain fees to obtain the conversion.

How Your Monthly Payment Can Change –

- ◆ Your monthly payment can increase or decrease substantially based on changes in the interest rate every month.
- ◆ You will be notified in writing at least 25 days before the payment adjustment may be made. The notice will contain information about your interest rates, payment amount, and loan balance.
- ◆ For example, on a \$10,000 20-year loan with an initial interest rate of 8.25% in effect in January 2025, the maximum amount that the interest rate can rise under this program is 6.00 percentage points, to 14.25%, and the monthly payment can rise to a maximum of \$126.06 in the year 2025. 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 divided by \$10,000 = 6; 6 x \$126.06 = \$756.36 per month.)

LOAN PROGRAM DISCLOSURE
CAPPED NON-INDEXED VARIABLE RATE
Monthly Installments

This disclosure describes the features of the Capped Non-indexed Variable Rate Intermediate Term program you are considering. Information on other adjustable rate programs is available upon request (if not already furnished along with this disclosure).

How Your Interest Rate and Payments Are Determined –

- ◆ Your interest rate is not based on an index but can be changed monthly at the discretion of the Lender.
- ◆ Your payment will be based on the interest rate, loan balance, and loan term.
- ◆ Ask for the amount of the interest rate currently charged for loans in the Lender's Capped Non-indexed Variable Rate Intermediate Term program. Your variable rate will be determined as of the date of your loan closing.

How Your Interest Rate Can Change –

- ◆ Your interest rate can change every month.
- ◆ Your interest rate cannot increase or decrease more than 6.00 percentage points over the term of the loan, except in the event of default, when either an additional 2.00 percentage point default rate or a late payment charge of 5.00% can be added, depending on the terms of the note.
- ◆ Your interest rate can increase if we approve your request to convert your loan from this loan program to any other loan program offered by us for borrowers in this category. Other loan programs might include various ARM or fixed interest rate loans. Such conversions may be restricted by us, and you may have to pay certain fees to obtain the conversion.

How Your Monthly Payment Can Change –

- ◆ Your monthly payment can increase or decrease substantially based on changes in the interest rate every month.
- ◆ You will be notified in writing at least 25 days before the payment adjustment may be made. The notice will contain information about your interest rates, payment amount, and loan balance.
- ◆ For example, on a \$10,000 5-year loan with an initial interest rate of 9.6% in effect in January 2025, the maximum amount that the interest rate can rise under this program is 6.00 percentage points, to 9.6%, and the monthly payment can rise to a maximum of \$240.59 in the year 2025. To see what your payments would be, divide your intermediate term loan amount by \$10,000; then multiply the monthly payment by that amount. (For example, the monthly payment for an intermediate term loan amount of \$60,000 would be: \$60,000 divided by \$10,000 = 6; 6 x \$240.59 = \$1,443.54 per month.)



Loan Program Disclosures for Rural Residents

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LOAN PROGRAM DISCLOSURE
FIXED THEN ONE-YEAR ADJUSTABLE RATE MORTGAGE
Monthly Installments

This disclosure describes the features of the Fixed Then One-Year Adjustable Rate Mortgage (ARM) program you are considering. Information on other adjustable rate programs is available upon request (if not already furnished along with this disclosure).

How Your Interest Rate and Payments Are Determined –

- ◆ Your initial interest rate is fixed for a period of 3 years. Thereafter, your interest rate will be based on an index plus a margin.
- ◆ Your payment will be based on the interest rate, loan balance, and loan term.
- ◆ The initial interest rate is not based on the index used to make the later rate adjustments. Ask for the amount of the initial rate currently offered.
- ◆ The index will be the estimated weekly average for one-year bonds funding cost index as reported by the Federal Farm Credit Banks Funding Corporation and available for that week which is 45 days before the date the interest rate is to be adjusted.
- ◆ At the first repricing date and each repricing date thereafter, your interest rate will equal the index rate plus our margin, rounded off to the nearest .125%, unless your interest rate “cap” limits the amount of change in the interest rate.
- ◆ Information about the index rate is reported by the Federal Farm Credit Banks Funding Corporation at its Web site and can be found in the Farm Credit System, Funding Cost Index, Archives section at www.FARMCREDIT-FFCB.com.
- ◆ You may be able to reduce the margin that is added to the index by paying a discount fee/points at the time the loan is closed. The discounted margin is then used for either the life of the loan or such other time period as agreed upon by the parties. Ask about our current interest rate, margin, and discount fees that might be currently offered.

How Your Interest Rate Can Change –

- ◆ After the expiration of the initial 3-year fixed interest rate period, your interest rate can change every one year.
- ◆ After the expiration of the initial 3-year fixed interest rate period, your interest rate cannot increase or decrease more than 2.00 percentage points every one year, or more than 6.00 percentage points over the term of the loan, except in the event of default, when either an additional 2.00 percentage point default rate or a late payment charge of 5.00% can be added, depending on the terms of the note.
- ◆ Your interest rate can increase if we approve your request to convert your loan from this loan program to any other loan program offered by us for borrowers in your category. Other loan programs might include various ARM or fixed interest rate loans. Such conversions may be restricted by us, and you may have to pay certain fees to obtain the conversion.

How Your Monthly Payment Can Change –

- ◆ Your monthly payment can increase or decrease substantially based on changes in the interest rate every one year.
- ◆ You will be notified in writing at least 25 days before the payment adjustment may be made. The notice will contain information about your interest rates, payment amount, and loan balance.
- ◆ For example, on a \$10,000 20-year loan with an initial interest rate of 7.15% in effect in January 2025, the maximum amount that the interest rate can rise under this program is 6.00 percentage points, to 13.15%, and the monthly payment can rise from a first-year payment of \$78.43 to a maximum of \$112.11 in the year 2030. 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 divided by \$10,000 = 6; 6 x \$78.43 = \$470.58 per month.)

LOAN PROGRAM DISCLOSURE
FIXED THEN ONE-YEAR ADJUSTABLE RATE MORTGAGE
Monthly Installments

This disclosure describes the features of the Fixed Then One-Year Adjustable Rate Mortgage (ARM) program you are considering. Information on other adjustable rate programs is available upon request (if not already furnished along with this disclosure).

How Your Interest Rate and Payments Are Determined –

- ◆ Your initial interest rate is fixed for a period of 5 years. Thereafter, your interest rate will be based on an index plus a margin.
- ◆ Your payment will be based on the interest rate, loan balance, and loan term.
- ◆ The initial interest rate is not based on the index used to make the later rate adjustments. Ask for the amount of the initial rate currently offered.
- ◆ The index will be the estimated weekly average for one-year bonds funding cost index as reported by the Federal Farm Credit Banks Funding Corporation and available for that week which is 45 days before the date the interest rate is to be adjusted.
- ◆ At the first repricing date and each repricing date thereafter, your interest rate will equal the index rate plus our margin, rounded off to the nearest .125%, unless your interest rate “cap” limits the amount of change in the interest rate.
- ◆ Information about the index rate is reported by the Federal Farm Credit Banks Funding Corporation at its Web site and can be found in the Farm Credit System, Funding Cost Index, Archives section at www.FARMCREDIT-FFCB.com.
- ◆ You may be able to reduce the margin that is added to the index by paying a discount fee/points at the time the loan is closed. The discounted margin is then used for either the life of the loan or such other time period as agreed upon by the parties. Ask about our current interest rate, margin, and discount fees that might be currently offered.

How Your Interest Rate Can Change –

- ◆ After the expiration of the initial 5-year fixed interest rate period, your interest rate can change every one year.
- ◆ After the expiration of the initial 5-year fixed interest rate period, your interest rate cannot increase or decrease more than 2.00 percentage points every one year, or more than 6.00 percentage points over the term of the loan, except in the event of default, when either an additional 2.00 percentage point default rate or a late payment charge of 5.00% can be added, depending on the terms of the note.
- ◆ Your interest rate can increase if we approve your request to convert your loan from this loan program to any other loan program offered by us for borrowers in your category. Other loan programs might include various ARM or fixed interest rate loans. Such conversions may be restricted by us, and you may have to pay certain fees to obtain the conversion.

How Your Monthly Payment Can Change –

- ◆ Your monthly payment can increase or decrease substantially based on changes in the interest rate every one year.
- ◆ You will be notified in writing at least 25 days before the payment adjustment may be made. The notice will contain information about your interest rates, payment amount, and loan balance.
- ◆ For example, on a \$10,000 20-year loan with an initial interest rate of 7.15% in effect in January 2025, the maximum amount that the interest rate can rise under this program is 6.00 percentage points, to 13.15%, and the monthly payment can rise from a first-year payment of \$78.43 to a maximum of \$108.60 in the year 2032. 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 divided by \$10,000 = 6; 6 x \$78.43 = \$470.58 per month.)

LOAN PROGRAM DISCLOSURE
FIXED THEN ONE-YEAR ADJUSTABLE RATE MORTGAGE
Monthly Installments

This disclosure describes the features of the Fixed Then One-Year Adjustable Rate Mortgage (ARM) program you are considering. Information on other adjustable rate programs is available upon request (if not already furnished along with this disclosure).

How Your Interest Rate and Payments Are Determined –

- ◆ Your initial interest rate is fixed for a period of 7 years. Thereafter, your interest rate will be based on an index plus a margin.
- ◆ Your payment will be based on the interest rate, loan balance, and loan term.
- ◆ The initial interest rate is not based on the index used to make the later rate adjustments. Ask for the amount of the initial rate currently offered.
- ◆ The index will be the estimated weekly average for one-year bonds funding cost index as reported by the Federal Farm Credit Banks Funding Corporation and available for that week which is 45 days before the date the interest rate is to be adjusted.
- ◆ At the first repricing date and each repricing date thereafter, your interest rate will equal the index rate plus our margin, rounded off to the nearest .125%, unless your interest rate “cap” limits the amount of change in the interest rate.
- ◆ Information about the index rate is reported by the Federal Farm Credit Banks Funding Corporation at its Web site and can be found in the Farm Credit System, Funding Cost Index, Archive section at www.FARMCREDIT-FFCB.com.
- ◆ You may be able to reduce the margin that is added to the index by paying a discount fee/points at the time the loan is closed. The discounted margin is then used for either the life of the loan or such other time period as agreed upon by the parties. Ask about our current interest rate, margin, and discount fees that might be currently offered.

How Your Interest Rate Can Change –

- ◆ After the expiration of the initial 7-year fixed interest rate period, your interest rate can change every one year.
- ◆ After the expiration of the initial 7-year fixed interest rate period, your interest rate cannot increase or decrease more than 2.00 percentage points every one year, or more than 6.00 percentage points over the term of the loan, except in the event of default, when either an additional 2.00 percentage point default rate or a late payment charge of 5.00% can be added, depending on the terms of the note.
- ◆ Your interest rate can increase if we approve your request to convert your loan from this loan program to any other loan program offered by us for borrowers in your category. Other loan programs might include various ARM or fixed interest rate loans. Such conversions may be restricted by us, and you may have to pay certain fees to obtain the conversion.

How Your Monthly Payment Can Change –

- ◆ Your monthly payment can increase or decrease substantially based on changes in the interest rate every one year.
- ◆ You will be notified in writing at least 25 days before the payment adjustment may be made. The notice will contain information about your interest rates, payment amount, and loan balance.
- ◆ For example, on a \$10,000 20-year loan with an initial interest rate of 7.20% in effect in January 2025, the maximum amount that the interest rate can rise under this program is 6.00 percentage points, to 13.20%, and the monthly payment can rise from a first-year payment of \$78.73 to a maximum of \$105.22 in the year 2034. 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 divided by \$10,000 = 6; 6 x \$78.73 = \$472.38 per month.)

LOAN PROGRAM DISCLOSURE
FIXED THEN ONE-YEAR ADJUSTABLE RATE MORTGAGE
Monthly Installments

This disclosure describes the features of the Fixed Then One-Year Adjustable Rate Mortgage (ARM) program you are considering. Information on other adjustable rate programs is available upon request (if not already furnished along with this disclosure).

How Your Interest Rate and Payments Are Determined –

- ◆ Your initial interest rate is fixed for a period of 10 years. Thereafter, your interest rate will be based on an index plus a margin.
- ◆ Your payment will be based on the interest rate, loan balance, and loan term.
- ◆ The initial interest rate is not based on the index used to make the later rate adjustments. Ask for the amount of the initial rate currently offered.
- ◆ The index will be the estimated weekly average for one-year bonds funding cost index as reported by the Federal Farm Credit Banks Funding Corporation and available for that week which is 45 days before the date the interest rate is to be adjusted.
- ◆ At the first repricing date and each repricing date thereafter, your interest rate will equal the index rate plus our margin, rounded off to the nearest .125%, unless your interest rate “cap” limits the amount of change in the interest rate.
- ◆ Information about the index rate is reported by the Federal Farm Credit Banks Funding Corporation at its Web site and can be found in the Farm Credit System, Funding Cost Index, Archives section at <http://www.FARMCREDIT-FFCB.com>.
- ◆ You may be able to reduce the margin that is added to the index by paying a discount fee/points at the time the loan is closed. The discounted margin is then used for either the life of the loan or such other time period as agreed upon by the parties. Ask about our current interest rate, margin, and discount fees that might be currently offered.

How Your Interest Rate Can Change –

- ◆ After the expiration of the initial 10-year fixed interest rate period, your interest rate can change every one year.
- ◆ After the expiration of the initial 10-year fixed interest rate period, your interest rate cannot increase or decrease more than 9.00 percentage points every one year, or more than 9.00 percentage points over the term of the loan, except in the event of default, when either an additional 2.00 percentage point default rate or a late payment charge of 5.00% can be added, depending on the terms of the note.
- ◆ Your interest rate can increase if we approve your request to convert your loan from this loan program to any other loan program offered by us for borrowers in your category. Other loan programs might include various ARM or fixed interest rate loans. Such conversions may be restricted by us, and you may have to pay certain fees to obtain the conversion.

How Your Monthly Payment Can Change –

- ◆ Your monthly payment can increase or decrease substantially based on changes in the interest rate every one year.
- ◆ You will be notified in writing at least 25 days before the payment adjustment may be made. The notice will contain information about your interest rates, payment amount, and loan balance.
- ◆ For example, on a \$10,000 20-year loan with an initial interest rate of 7.15% in effect in January 2025, the maximum amount that the interest rate can rise under this program is 9.00 percentage points, to 16.15%, and the monthly payment can rise from a first-year payment of \$78.43 to a maximum of \$113.04 in the year 2035. 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 divided by \$10,000 = 6; 6 x \$78.43 = \$470.58 month.)

LOAN PROGRAM DISCLOSURE
FIXED THEN ONE-YEAR ADJUSTABLE RATE MORTGAGE
Monthly Installments

This disclosure describes the features of the Fixed Then One-Year Adjustable Rate Mortgage (ARM) program you are considering. Information on other adjustable rate programs is available upon request (if not already furnished along with this disclosure).

How Your Interest Rate and Payments Are Determined –

- ◆ Your initial interest rate is fixed for a period of 15 years. Thereafter, your interest rate will be based on an index plus a margin.
- ◆ Your payment will be based on the interest rate, loan balance, and loan term.
- ◆ The initial interest rate is not based on the index used to make the later rate adjustments. Ask for the amount of the initial rate currently offered.
- ◆ The index will be the estimated weekly average for one-year bonds funding cost index as reported by the Federal Farm Credit Banks Funding Corporation and available for that week which is 45 days before the date the interest rate is to be adjusted.
- ◆ At the first repricing date and each repricing date thereafter, your interest rate will equal the index rate plus our margin, rounded off to the nearest .125%, unless your interest rate “cap” limits the amount of change in the interest rate.
- ◆ Information about the index rate is reported by the Federal Farm Credit Banks Funding Corporation at its Web site and can be found in the Farm Credit System, Funding Cost Index, Archives section at www.FARMCREDIT-FFCB.com.
- ◆ You may be able to reduce the margin that is added to the index by paying a discount fee/points at the time the loan is closed. The discounted margin is then used for either the life of the loan or such other time period as agreed upon by the parties. Ask about our current interest rate, margin, and discount fees that might be currently offered.

How Your Interest Rate Can Change –

- ◆ After the expiration of the initial 15-year fixed interest rate period, your interest rate can change every one year.
- ◆ After the expiration of the initial 15-year fixed interest rate period, your interest rate cannot increase or decrease more than 9.00 percentage points every one year, or more than 9.00 percentage points over the term of the loan, except in the event of default, when either an additional 2.00 percentage point default rate or a late payment charge of 5.00% can be added, depending on the terms of the note.
- ◆ Your interest rate can increase if we approve your request to convert your loan from this loan program to any other loan program offered by us for borrowers in your category. Other loan programs might include various ARM or fixed interest rate loans. Such conversions may be restricted by us, and you may have to pay certain fees to obtain the conversion.

How Your Monthly Payment Can Change –

- ◆ Your monthly payment can increase or decrease substantially based on changes in the interest rate every one year.
- ◆ You will be notified in writing at least 25 days before the payment adjustment may be made. The notice will contain information about your interest rates, payment amount, and loan balance.
- ◆ For example, on a \$10,000 20-year loan with an initial interest rate of 7.35% in effect in January 2025, the maximum amount that the interest rate can rise under this program is 9.00 percentage points, to 16.35%, and the monthly payment can rise from a first-year payment of \$79.64 to a maximum of \$97.74 in the year 2040. 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 divided by \$10,000 = 6; 6 x \$79.64 = \$477.84 per month.)

LOAN PROGRAM DISCLOSURE
ONE-YEAR ADJUSTABLE RATE MORTGAGE
Monthly Installments

This disclosure describes the features of the One-Year Adjustable Rate Mortgage (ARM) program you are considering. Information on other adjustable rate programs is available upon request (if not already furnished along with this disclosure).

How Your Interest Rate and Payments Are Determined –

- ◆ Your interest rate will be based on an index plus a margin.
- ◆ Your payment will be based on the interest rate, loan balance, and loan term.
- ◆ The initial interest rate is not based on the index used to make the later rate adjustments. Ask for the amount of the initial rate currently offered.
- ◆ The index will be the estimated weekly average for one-year bonds funding cost index as reported by the Federal Farm Credit Banks Funding Corporation and available for that week which is 45 days before the date the interest rate is to be adjusted.
- ◆ At the first repricing date and each repricing date thereafter, your interest rate will equal the index rate plus our margin, rounded off to the nearest .125%, unless your interest rate “cap” limits the amount of change in the interest rate.
- ◆ Information about the index rate is reported by the Federal Farm Credit Banks Funding Corporation at its Web site and can be found in the Farm Credit System, Funding Cost Index, Archives section at www.FARMCREDIT-FFCB.com.
- ◆ You may be able to reduce the margin that is added to the index by paying a discount fee/points at the time the loan is closed. The discounted margin is then used for either the life of the loan or such other time period as agreed upon by the parties. Ask about our current interest rate, margin, and discount fees that might be currently offered.

How Your Interest Rate Can Change –

- ◆ Your interest rate can change every one year.
- ◆ Your interest rate cannot increase or decrease more than 2.00 percentage points every one year, or more than 6.00 percentage points over the term of the loan, except in the event of default, when either an additional 2.00 percentage point default rate or a late payment charge of 5.00% can be added, depending on the terms of the note.
- ◆ Your interest rate can increase if we approve your request to convert your loan from this loan program to any other loan program offered by us for borrowers in your category. Other loan programs might include various ARM or fixed interest rate loans. Such conversions may be restricted by us, and you may have to pay certain fees to obtain the conversion.

How Your Monthly Payment Can Change –

- ◆ Your monthly payment can increase or decrease substantially based on changes in the interest rate every one year.
- ◆ You will be notified in writing at least 25 days before the payment adjustment may be made. The notice will contain information about your interest rates, payment amount, and loan balance.
- ◆ For example, on a \$10,000 20-year loan with an initial interest rate of 7.05% in effect in January 2025, the maximum amount that the interest rate can rise under this program is 6.00 percentage points, to 13.05%, and the monthly payment can rise from a first-year payment of \$77.83 to a maximum of \$114.66 in the year 2028. 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 divided by \$10,000 = 6; 6 x \$77.83 = \$466.98 per month.)

LOAN PROGRAM DISCLOSURE
CAPPED NON-INDEXED VARIABLE RATE
Monthly Installments

This disclosure describes the features of the Capped Non-indexed Variable Rate Mortgage program you are considering. Information on other adjustable rate programs is available upon request (if not already furnished along with this disclosure).

How Your Interest Rate and Payments Are Determined –

- ◆ Your interest rate is not based on an index but can be changed monthly at the discretion of the Lender.
- ◆ Your payment will be based on the interest rate, loan balance, and loan term.
- ◆ Ask for the amount of the interest rate currently charged for loans in the Lender's Capped Non-indexed Variable Rate Mortgage program. Your variable rate will be determined as of the date of your loan closing.

How Your Interest Rate Can Change –

- ◆ Your interest rate can change every month.
- ◆ Your interest rate cannot increase or decrease more than 6.00 percentage points over the term of the loan, except in the event of default, when either an additional 2.00 percentage point default rate or a late payment charge of 5.00% can be added, depending on the terms of the note.
- ◆ Your interest rate can increase if we approve your request to convert your loan from this loan program to any other loan program offered by us for borrowers in this category. Other loan programs might include various ARM or fixed interest rate loans. Such conversions may be restricted by us, and you may have to pay certain fees to obtain the conversion.

How Your Monthly Payment Can Change –

- ◆ Your monthly payment can increase or decrease substantially based on changes in the interest rate every month.
- ◆ You will be notified in writing at least 25 days before the payment adjustment may be made. The notice will contain information about your interest rates, payment amount, and loan balance.
- ◆ For example, on a \$10,000 20-year loan with an initial interest rate of 8.00% in effect in January 2025, the maximum amount that the interest rate can rise under this program is 6.00 percentage points, to 14.00%, and the monthly payment can rise to a maximum of \$124.24 in the year 2025. 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 divided by \$10,000 = 6; 6 x \$124.24 = \$745.44 per month.)

LOAN PROGRAM DISCLOSURE

FIVE-YEAR SAVER

Monthly Installments

This disclosure describes the features of the adjustable rate Five-Year Saver program you are considering. Information on other adjustable rate programs is available upon request (if not already furnished along with this disclosure).

How Your Interest Rate and Payments Are Determined –

- ◆ Your loan will have an initial rate fixed for the first five years of the loan and one rate adjustment to be based on an index plus a margin, effective at the beginning of the sixth year of the loan term.
- ◆ Your payment will be based on the interest rate, loan balance, and loan term.
- ◆ Ask for the current margin that is offered. This margin is added to the index at the end of five years, rounded off to the nearest one-eighth of one percent (.125%) to determine the new rate.
- ◆ Your initial interest rate is determined by the lender after considering the factors of cost of funds, operating expenses, provision for loan losses, changes in retained earnings, capital requirements, capital sharing, non-earning assets, and competitive elements of the financial environment. Your initial interest rate is not based on the index used to make the later rate adjustments. Ask for the amount of the initial rate currently offered.
- ◆ The index used for the one-time rate adjustment will be the internally calculated cost of funds rate for funding twenty-three (23) year multiflex loan products as determined by AgriBank, FCB, at its offices in St. Paul, Minnesota and available 45 days before the date the interest rate is to be adjusted.
- ◆ Information about the index rate can be obtained from the local FCS Financial office that handles your loan account.
- ◆ The initial interest rate on the loan may be reduced by the payment of a buydown or discount fee at the time the loan is closed. This discount is effective only until the sixth year of the loan term. Ask about our current interest rates and discounts.

How Your Interest Rate Can Change –

- ◆ Your interest rate can change only at the beginning of the sixth year and cannot increase more than 9.00 percentage points at the time of the adjustment, except in the event of default, when either an additional 2.00 percentage point default rate or a late payment charge of 5.00% can be added, depending on the terms of the note.
- ◆ Your interest rate can increase if we approve your request to convert your loan from this loan program to any other loan program offered by us for borrowers in your category. Other loan programs might include various ARM or fixed interest rate loans. Such conversions may be restricted by us, and you may have to pay certain fees to obtain the conversion.

How Your Monthly Payment Can Change –

- ◆ Your monthly payment can increase or decrease substantially at the beginning of the sixth year based on changes in the interest rate.
- ◆ You will be notified in writing at least 25 days before the payment adjustment may be made. The notice will contain information about your interest rates, payment amount, and loan balance.
- ◆ For example, on a \$10,000 20-year loan with an initial interest rate of 6.65% in effect in January 2025, the maximum amount that the interest rate can rise under this program is 9.00 percentage points, to 15.65%, and the monthly payment can rise from a first-year payment of \$75.44 to a maximum of \$123.92 in the year 2030. 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 divided by \$10,000 = 6; 6 x \$75.44 = \$452.64 per month.)

LOAN PROGRAM DISCLOSURE
SEVEN-YEAR SAVER
Monthly Installments

This disclosure describes the features of the adjustable rate Seven-Year Saver program you are considering. Information on other adjustable rate programs is available upon request (if not already furnished along with this disclosure).

How Your Interest Rate and Payments Are Determined –

- ◆ Your loan will have an initial rate fixed for the first seven years of the loan and one rate adjustment to be based on an index plus a margin, effective at the beginning of the eighth year of the loan term.
- ◆ Your payment will be based on the interest rate, loan balance, and loan term.
- ◆ Ask for the current margin that is offered. This margin is added to the index at the end of seven years, rounded off to the nearest one-eighth of one percent (.125%) to determine the new rate.
- ◆ Your initial interest rate is determined by the lender after considering the factors of cost of funds, operating expenses, provision for loan losses, changes in retained earnings, capital requirements, capital sharing, non-earning assets, and competitive elements of the financial environment. Your initial interest rate is not based on the index used to make the later rate adjustments. Ask for the amount of the initial rate currently offered.
- ◆ The index used for the one-time rate adjustment will be the internally calculated cost of funds rate for funding twenty-three (23) year multiflex loan products as determined by AgriBank, FCB, at its offices in St. Paul, Minnesota and available 45 days before the date the interest rate is to be adjusted.
- ◆ Information about the index rate can be obtained from the local FCS Financial office that handles your loan account.
- ◆ The initial interest rate on the loan may be reduced by the payment of a buydown or discount fee at the time the loan is closed. This discount is effective only until the sixth year of the loan term. Ask about our current interest rates and discounts.

How Your Interest Rate Can Change –

- ◆ Your interest rate can change only at the beginning of the eighth year and cannot increase more than 9.00 percentage points at the time of the adjustment, except in the event of default, when either an additional 2.00 percentage point default rate or a late payment charge of 5.00% can be added, depending on the terms of the note.
- ◆ Your interest rate can increase if we approve your request to convert your loan from this loan program to any other loan program offered by us for borrowers in your category. Other loan programs might include various ARM or fixed interest rate loans. Such conversions may be restricted by us, and you may have to pay certain fees to obtain the conversion.

How Your Monthly Payment Can Change –

- ◆ Your monthly payment can increase or decrease substantially at the beginning of the eighth year based on changes in the interest rate.
- ◆ You will be notified in writing at least 25 days before the payment adjustment may be made. The notice will contain information about your interest rates, payment amount, and loan balance.
- ◆ For example, on a \$10,000 20-year loan with an initial interest rate of 6.95% in effect in January 2025 the maximum amount that the interest rate can rise under this program is 9.00 percentage points, to 15.95%, and the monthly payment can rise from a first-year payment of \$77.23 to a maximum of \$120.62 in the year 2032. 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 divided by \$10,000 = 6; 6 x \$77.23 = \$463.38 per month.)



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