

IMPORTANT TERMS OF OUR HOME EQUITY LINE OF CREDIT

This disclosure contains important information about our Home Equity Line of Credit. You should read it carefully and keep a copy for your records.

Availability of Terms – All of the terms disclosed below are subject to change.

If these terms change (other than the annual percentage rate) and you decide, as a result, not to enter into an agreement with us, you are entitled to a refund of any fees that you have paid to us or anyone else in connection with your application.

Security Interest – We will take a mortgage on your home. You could lose your home if you do not meet the obligations in your agreement with us.

Possible Actions – Under certain circumstances, we can (1) terminate your line, require you to pay us the entire out-standing balance in one payment; (2) refuse to make additional extensions of credit; (3) reduce your credit limit; and (4), as specified in the initial agreement, implement certain changes in the plan. If you ask, we will give you more specific information concerning when we can take these actions.

Minimum Payment Requirements – You can obtain advances of credit for **10 years** (the “draw period”). During the draw period, payments will be due monthly. The minimum monthly payment will be equal to all accrued interest as of the closing date of the billing cycle, plus any amounts past due.

Interest Only Payments – Your minimum monthly payment during the draw period **will not** reduce the amount of principal outstanding on this line of credit.

After the draw period ends, you will no longer be able to obtain credit advances and must pay the outstanding balance over **15 years** (the “repayment period”). During the repayment period, payments will be due monthly. Your minimum monthly payment will be equal to **1/180** of the principal balance that was outstanding at the end of the draw period plus the finance charges that have accrued on the remaining balance.

Minimum Payment Example

If you made only the minimum monthly payments and took no other credit advances, it would take **25 years** to pay off a credit advance of \$10,000 at an **ANNUAL PERCENTAGE RATE** of **8.74%**. During that period, you would make **120** monthly payments varying between **\$74.23** and **\$55.94**.

CLOSING COSTS. The borrower may be required to pay the following closing costs:

<input checked="" type="checkbox"/> Appraisal Fee \$ 16.00 to 1,500.00***	<input checked="" type="checkbox"/> Flood Certification Fee \$ 8.00
<input checked="" type="checkbox"/> Recording Fee \$ 66.00 to 211.00	<input checked="" type="checkbox"/> Flood Life of Loan \$ 1.00
<input checked="" type="checkbox"/> Title Examination Fee \$ 0.00	<input type="checkbox"/> Annual Fee (Waived first year).....\$ 75.00
<input checked="" type="checkbox"/> Credit Report Fee \$ 36.00 – 72.00	<input checked="" type="checkbox"/> Title Services & Lenders Title Insurance...\$42.50 – 4,062.50
<input checked="" type="checkbox"/> Insurance Tracking Fee \$ 0.00	<input type="checkbox"/> Trust Review Fee.....\$125.00 to 150.00
<input type="checkbox"/> Life Estate Review Fee \$150.00 to 175.00	
	Total Amount Due\$ _____

Note. With respect to those closing costs which have been checked above, Lender will waive the payment of such costs by Borrower; however, if Borrower terminates this Agreement and requests a discharge of the mortgage within **36** months from the date of this Agreement, Borrower shall then be obligated to pay Lender an Early Termination Fee of **\$575.00**.

Appraisal Fee*** - If you are dissatisfied with our initial appraisal, paid for by us, you may request another appraisal at your own cost.

Annual Fee – In order to maintain an account with us, you must pay an annual fee of **\$75.00**. This fee is waived the first year.

Minimum Draw Requirements - None

Property Insurance – You must carry insurance on the property that secures this line of credit.

Tax Deductibility – You should consult a tax advisor regarding the deductibility of interest and charges for the line.

Variable Rate Information – The line has a variable-rate feature, and 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 section of The Wall Street Journal (if more than one Prime Rate is published, the higher rate shall be used), as most recently published at the beginning of each monthly billing cycle. To determine the annual percentage rate, we apply a margin to the value of the index.

Ask us for the current index values, margin, discount if applicable and annual percentage rate. After you open a credit line, rate information will be provided on periodic statements that we send you.

AUTOMATIC PAYMENT AUTHORIZATION. (if applicable). Borrower(s) authorizes the Lender to pay the minimum monthly installment due each month withdrawing funds from Borrower(s) HarborOne Bank Checking Account during the term of the loan, then the rate of interest on the Note has been lowered (by **0.25** percentage point(s)) in consideration of the Borrower’s authorization to charge all installments coming due on this Note to the Borrower’s HarborOne Bank Checking Account. In the event that the HarborOne Bank Checking Account is closed or there is an insufficient balance in said account to pay a regularly scheduled payment due on this Note, the Holder may terminate such authorization and increase the interest rate payable on the outstanding balance of this Note by **0.25** percentage point(s) after sending notice to the Borrower(s) that such higher rate of interest will be charged.

No additional rate reduction for auto pay is included during the period of the Promotional Discount.

Rate Changes – The annual percentage rate may change at the beginning of each monthly billing cycle.

The maximum **ANNUAL PERCENTAGE RATE** that can apply is **18.00%**.

Additionally, rate modifications will apply related to your original credit line amount according to the following schedule.

Auto-Pay - If your original credit line amount is between \$30,000.00 and \$49,999.99 your APR will be the index plus 0.74 (plus 0.74 percentage points). If your original credit line amount is between \$50,000.00 and \$99,999.99 the rate adjustment will be plus 0.49 (plus 0.49 percentage points) will be added to the index to determine your APR. If your original credit line amount is between \$100,000.00 and \$249,999.99 the rate adjustment will be 0.00 (plus 0.00 percentage points) will be added to the index to determine your APR, and if your original credit line amount is \$250,000.00 or more, the margin will be minus 0.25 (minus 0.25 percentage points). Other than as disclosed in this paragraph, there are no annual or more frequent periodic limitations on changes in the Annual Percentage Rate.

Non-Auto-Pay - If your original credit line amount is between \$30,000.00 and \$49,999.99 your APR will be the index plus 0.99 (plus 0.99 percentage points). If your original credit line amount is between \$50,000.00 and \$99,999.99 the rate adjustment will be plus 0.74 (plus 0.74 percentage points) will be added to the index to determine your APR. If your original credit line amount is between \$100,000.00 and \$249,999.99 the rate adjustment will be 0.25 (plus 0.25 percentage points) will be added to the index to determine your APR, and if your original credit line amount is \$250,000.00 or more, the margin will be 0.00 (0.00 percentage points). Other than as disclosed in this paragraph, there are no annual or more frequent periodic limitations on changes in the Annual Percentage Rate.

Discounted Rate – (If Applicable) The initial annual percentage rate is "discounted" - that is, it is not based on the index and margin used for later rate adjustments. The initial rate will be in effect until the beginning of the **13th** monthly billing cycle.

Fixed Rate Loan Option: During the initial Draw Period, you may elect to convert some or all of the outstanding balance of your account to a Fixed Rate Loan. Conversions are subject to the following rules:

- Conversions can only be made during the initial 10-year draw period
- Minimum conversion amount is \$5,000.00
- The available terms for the Fixed Rate Loan are 5, 10 or 15 years, provided the term does not extend beyond the end of the repayment period for your account.
- There is no limit on the number of times that the lock feature may be exercised.

You May exercise a Fixed Rate Loan Option only if:

- 1.No default exists under the terms of the Standard Revolving Credit Agreement and Note or Disclosure or the Mortgage securing the Agreement;
- 2.Your right to obtain credit advances has not been terminated, suspended or cancelled; and
- 3.You sign all documents required by us.

•The portion of the credit limit that is available to you for additional credit advances under the agreement will be reduced by the amount of each Fixed Rate Loan. Any repayment of the principal amount of a Fixed Rate Loan during the Draw Period will replenish the credit limit available for additional credit advances by an equal amount.

•Locking in will only fix the rate and term that applies to that portion of the existing balance selected; future advances will be subject to the variable rate feature according to the terms of the Standard Revolving Credit Agreement and Note.

•Payments on the Fixed Rate Loan will be due monthly. Your regular payment will be equal to the amount of principal plus periodic Finance Charges sufficient to repay the Fixed Rate Loan in full within the selected term in substantially equal, fully amortizing monthly payments. Your "Minimum Payment" for a Fixed Rate Loan will be the regular payment plus any amount past due and all other charges. The Minimum Payment will be the same during both the Draw Period and the repayment period.

•You may select the fixed rate and term of your lock feature from a list of rates and terms provided to you at the time you exercise this option

•The ANNUAL PERCENTAGE RATE for Fixed Rate Loan will not include a Preferred Rate Reduction for automatic payments from a HarborOne Bank checking account

•The maximum ANNUAL PERCENTAGE RATE that can apply to a Fixed Rate Loan is 18.00%

•There will be no Lock fees for each Fixed Rate Loan conversion.

Maximum Rate and Payment Examples – If you had an outstanding balance of **\$10,000** during the draw period, the minimum monthly payment at the maximum **ANNUAL PER CENTAGE RATE** of **18.00%** would be **\$152.88**. This annual percentage rate could be reached at the start of the **13th** monthly billing cycle of the draw period.

If you had an outstanding balance of **\$10,000** at the beginning of the repayment period, the minimum monthly payment at the maximum **ANNUAL PERCENTAGE RATE** of **18.00%** would be **\$208.44**. This annual percentage rate could be reached at the start of the **1st** monthly billing cycle of the repayment period.

Historic Example – The following table shows how the annual percentage rate and the minimum monthly payments for a single \$10,000 credit advance would have changed based on changes in the index over the past 15 years. The index values are from the last business day in the Index month of each year. While only one payment amount per year is shown, payments would have varied during each year.

The table assumes that no additional credit advances were taken, that only the minimum payments were made each month, and that the rate remained constant during each year. It does not necessarily indicate how the index or your payments will change in the future.

Ask us about other HELOC products we offer.

YEAR	REPAYMENT PERIOD STARTS	FEBRUARY INDEX RATE	MARGIN – This is a margin we have used recently	*ANNUAL PERCENTAGE RATE (Rounded if applicable)	MINIMUM MONTHLY PAYMENT
2009	<input type="checkbox"/>	3.25%	0.99	6.99%**	59.37
2010	<input type="checkbox"/>	3.25%	0.99	4.24%	36.01
2011	<input type="checkbox"/>	3.25%	0.99	4.24%	36.01
2012	<input type="checkbox"/>	3.25%	0.99	4.24%	35.91
2013	<input type="checkbox"/>	3.25%	0.99	4.24%	36.01
2014	<input type="checkbox"/>	3.25%	0.99	4.24%	36.01
2015	<input type="checkbox"/>	3.25%	0.99	4.24%	36.01
2016	<input type="checkbox"/>	3.50%	0.99	4.49%	38.03
2017	<input type="checkbox"/>	3.75%	0.99	4.74%	40.26
2018	<input type="checkbox"/>	4.50%	0.99	5.49%	46.63
2019	<input checked="" type="checkbox"/>	5.50%	0.99	6.49%	100.68
2020	<input type="checkbox"/>	4.75%	0.99	5.74%	100.94
2021	<input type="checkbox"/>	3.25%	0.99	4.24%	86.77
2022	<input type="checkbox"/>	3.25%	0.99	4.24%	84.37
2023	<input type="checkbox"/>	7.75%	0.99	8.74%	110.00

* The Annual Percentage Rate has been adjusted to reflect any applicable interest rate caps or floor rates.

** The Annual Percentage Rate reflects a discount we have used recently.