HOME EQUITY LINE OF CREDIT DISCLOSURE
TEN YEAR-INTEREST ONLY

CITY NATIONAL BANK OF FLORIDA
2701 S LeJeune Rd
Coral Gables, FL 33134

IMPORTANT TERMS OF OUR HOME EQUITY LINE OF CREDIT DISCLOSURE TEN YEAR-INTEREST ONLY

This disclosure contains important information about our Ten-year Equity Line-Interest Only (the "Plan" or the "Credit Line"). You should read it carefully and keep a copy for your records.

AVAILABILITY OF TERMS. All of the terms of the Plan described herein are subject to change. If any of 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 paid to us or anyone else in connection with your application.

SECURITY INTEREST. We will take a security interest in your home. You could lose your home if you do not meet the obligations in your agreement with us.

POSSIBLE ACTIONS. Under this Plan, we have the following rights:

Termination and Acceleration. We can terminate the Plan and require you to pay us the entire outstanding balance in one payment, and charge you certain fees, if any of the following happens:

- You commit fraud or make a material misrepresentation at any time in connection with the Plan. This can include, for example, a false statement about your income, assets, liabilities, or any other aspect of your financial condition.
- You do not meet the repayment terms of the Plan.
- Your action or inaction adversely affects the collateral for the Plan or our rights in the collateral. This can include, for example, failure to maintain required insurance, waste or destructive use of the dwelling, failure to pay taxes, death of all persons liable on the account, transfer of title or sale of the dwelling, creation of a senior lien on the dwelling without our permission, foreclosure by the holder of another lien or the use of funds or the dwelling for prohibited purposes.

Suspension or Reduction. In addition to any other rights we may have, we can suspend additional extensions of credit or reduce your credit limit during any period in which any of the following are in effect:

- The value of your dwelling declines significantly below the dwelling's appraised value for purposes of the Plan. This includes, for example, a decline such that the initial difference between the credit limit and the available equity is reduced by fifty percent and may include a smaller decline depending on the individual circumstances.
- We reasonably believe that you will be unable to fulfill your payment obligations under the Plan due to a material change in your financial circumstances.
- You are in default under any material obligation of the Plan. We consider all of your obligations to be material. Categories of material obligations include, but are not limited to, the events described above under Termination and Acceleration, obligations to pay fees and charges, obligations and limitations on the receipt of credit advances, obligations concerning maintenance or use of the dwelling or proceeds, obligations to

pay and perform the terms of any other deed of trust, mortgage or lease of the dwelling, obligations to notify us and to provide documents or information to us (such as updated financial information), obligations to comply with applicable laws (such as zoning restrictions).

- We are precluded by government action from imposing the annual percentage rate provided for under the Plan.
- The priority of our security interest is adversely affected by government action to the extent that the value of the security interest is less than 120 percent of the credit limit.
- We have been notified by governmental authorities that continued advances may constitute an unsafe and unsound business practice.
- The maximum annual percentage rate under the Plan is reached.

Change in **Terms.** We may make changes to the terms of the Plan if you agree to the change in writing at that time, if the change will unequivocally benefit you throughout the remainder of the Plan, or if the change is insignificant (such as changes relating to our data processing systems).

Fees and Charges. In order to open and maintain an account, you must pay certain fees and charges.

Lender Fees. The following fees must be paid to us:

Description	Amount	When Charged
Wire transfer fee:	$35.00	At Account Opening

Late Charge. Your payment will be late if it is not received by us within **15 days after the "Payment Due Date" shown on your periodic statement.** If your payment is late we may charge you 5.000% of the payment.

Third Party Fees. You must pay certain fees to third parties such as appraisers, credit reporting firms, and government agencies.

These third party fees generally total between $6,618.10 and $63,178.60. We estimate the breakdown of these as follows:

Description	Amount	When Charged
Appraisal Review Fee:	$225.00-$500.00	At Account Opening
Flood determination:	$11.00	At Account Opening
Ownership & Encumbrance Report:	$60.00-$135.00	At Account Opening
Recording fees:	$69.50-$95.00	At Account Opening
Appraisal:	$400.00-$4,000.00	Before Account Opening

Description	Amount	When Charged
Title Review (Domestic or Out of State):	$300.00-$750.00	At Account Opening
Domestic Legal Entity Review:	$150.00-$750.00	At Account Opening
Foreign Legal Entity Review:	$450.00	At Account Opening
Title Insurance Fees:	$3,085.00-$48,365.00	At Account Opening
Trust Review:	$150.00-$750.00	At Account Opening
Land Trust Review:	$750.00-$4,750.00	At Account Opening
Trust Opinion Letter:	$750.00	At Account Opening
Power of Attorney:	$125.00	At Account Opening
Flood determination (Life of Loan):	$6.00	At Account Opening
Tax service:	$81.00-$1,736.00	At Account Opening
eFiling fee:	$5.60	At Account Opening

PROPERTY INSURANCE. You must carry insurance on the property that secures the Plan.

MINIMUM PAYMENT REQUIREMENTS. You can obtain advances of credit for **120** months (the "draw period"). Payments will be made monthly during the draw period and will be determined as described below:

Monthly Payments of Interest and Fees: The amount of finance charge accrued on outstanding advances each month, plus any fees and any amounts past due. This minimum payment will not reduce the principal that is outstanding on your credit line.

We will round the dollar amount of the monthly payment described above up to the nearest dollar.

After the draw period ends, you will no longer be able to obtain credit advances and must pay the outstanding balance over **240** months (the "repayment period"). Payments will be due monthly during the repayment period and will be determined as described below:

The amount sufficient to amortize the principal amount you owe on the last day of the draw period, plus interest, in substantially equal monthly installments during the repayment period, plus any fees and any amounts past due.

MINIMUM PAYMENT EXAMPLE. If you made only the minimum monthly payments and took no other credit advances, it would take **360** months to pay off a credit advance of $10,000 at an **ANNUAL PERCENTAGE RATE** of **13.250%**. During that period, you would make **120** monthly payments varying between **$101.64** and **$112.53** in the draw period followed by **239** monthly payments of **$118.94** in the repayment period and a final payment of **$116.29**.

TRANSACTION REQUIREMENTS. The following transaction limitations will apply to the use of your Credit Line:

Credit Line Equity Line Check Limitations. There are no transaction limitations

for the writing of Equity Line Checks.

TAX DEDUCTIBILITY. You should consult a tax advisor regarding the

deductibility of interest and charges for the Plan.

ADDITIONAL HOME EQUITY PROGRAMS. Please ask us about our other

available Home Equity Line of Credit plans.

VARIABLE RATE FEATURE. The Plan has a variable rate feature. The ANNUAL PERCENTAGE RATE (corresponding to the periodic rate), and the minimum payment amount can change as a result. The ANNUAL PERCENTAGE RATE does not include costs other than interest.

THE INDEX. The annual percentage rate is based on the value of an index (referred to in this disclosure as the "Index"). The Index is the Wall Street Journal Prime Rate. Information about the Index is available or published in the Wall Street Journal. We will use the most recent Index value available to us as of the date of any annual percentage rate adjustment.

ANNUAL PERCENTAGE RATE. To determine the Periodic Rate that will apply to your account, we add a margin to the value of the Index, then divide the value by 365 days. To obtain the ANNUAL PERCENTAGE RATE we multiply the Periodic Rate by the number of days in a year (366 during leap years). This result is the **ANNUAL PERCENTAGE RATE.** A change in the Index rate generally will result in a change in the ANNUAL PERCENTAGE RATE. The amount that your ANNUAL PERCENTAGE RATE may change also may be affected by the lifetime annual percentage rate limits, as discussed below.

Please ask us for the current Index value, margin, discount and annual percentage rate. After you open a credit line, rate information will be provided on periodic statements that we send you.

FREQUENCY OF ANNUAL PERCENTAGE RATE ADJUSTMENTS. Your ANNUAL PERCENTAGE RATE can change monthly on the beginning day of each billing cycle. There is no limit on the amount by which the annual percentage rate can change during any one-year period. However, under no circumstances will your ANNUAL PERCENTAGE RATE exceed 18.000% per annum or go below 6.000% per annum at any time during the term of the Plan.

DEFAULT (PENALTY) RATE. The rate will increase during the term of the Credit Line upon the occurrence of one or more of the following specific events: a late payment, a missed payment, an extension of credit that exceeds the credit limit, or upon your credit privileges being permanently terminated. The default interest rate will not exceed the **maximum rate allowed under Florida law**, which may vary depending on prevailing legal limits at the time of default. Currently, Florida law limits the interest rate that may be charged on loans to **18% per annum on loans under $500,000**, and **25% per annum on loans of $500,000 or more**, unless otherwise exempt or permitted under applicable statutes (Fla. Stat. § 687.03 and § 655.56). The default interest will accrue after we provide you with

notice of the default and provide you with an opportunity to cure the default, which cure period must be at least 30 days. This means that default interest will accrue from the date that the cure period of the default has expired, and may continue to accrue until the default is cured or the loan evidenced by the Credit Line is otherwise brought current, subject to applicable laws and the terms of your Credit Line and related documents, including the mortgage and security instrument.

MAXIMUM RATE AND PAYMENT EXAMPLE.

If you had an outstanding balance of $10,000.00, the minimum payment at the maximum ANNUAL PERCENTAGE RATE of 18.000% would be $152.88. This ANNUAL PERCENTAGE RATE could be reached immediately or prior to the 1st payment.

PREPAYMENT.

You may pre-pay all or any amount owed under the Plan at any time without penalty.

Historical 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 **June** of each year. While only one payment amount per year is shown, payments could have varied during each year of the draw period and of the repayment period. 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. The table does not necessarily indicate how the index or your payments will change in the future.

	Year	Index	Margin*	ANNUAL PERCENTAGE RATE	Minimum Monthly Payment
Draw Period	2012	3.250 %	0.000 %	6.000 %***	$47.54
	2013	3.250 %	0.000 %	6.000 %***	$46.03
	2014	3.250 %	0.000 %	6.000 %***	$46.03
	2015	3.250 %	0.000 %	6.000 %***	$46.03
	2016	3.500 %	0.000 %	6.000 %***	$47.54
	2017	4.250 %	0.000 %	6.000 %***	$46.03
	2018	5.000 %	0.000 %	6.000 %***	$46.03
	2019	5.500 %	0.000 %	6.000 %***	$46.03
	2020	3.250 %	0.000 %	6.000 %***	$47.54
	2021	3.250 %	0.000 %	6.000 %***	$46.03
Repayment Period	2022	4.750 %	0.000 %	6.000 %***	$71.64
	2023	8.250 %	0.000 %	8.250 %	$84.67
	2024	8.500 %	0.000 %	8.500 %	$86.12
	2025	7.500 %	0.000 %	7.500 %	$80.60
	2026	6.750 %	0.000 %	6.750 %	$76.75

* This is a margin we have used recently; your margin may be different.
*** This rate reflects the lifetime rate floor of **6.000%**.

ADDITIONAL FEES AND CHARGES.

At closing, you will also be required to pay documentary stamps at the rate of $.35 per $100 and intangible tax at the rate of $.20 per $100 on the face amount of your credit line. Additional fees and charges may be required at closing depending upon the amount of your credit line. For example, you may be required to pay title policy fees and an appraisal review fee and/or a loan origination fee to us. At your request, we will provide you with an itemization of the fees you will have to pay.

LENDER'S CREDIT.

The appraisal fee is not eligible for lender credits under any circumstances, and the borrower is responsible for paying the appraisal fee.

For Home Equity Lines of Credit with approved line amounts of **$100,000 or less**, the Bank will pay closing costs associated with establishing the credit line, except for the appraisal fee, which is the borrower's responsibility.

For Home Equity Lines of Credit with approved line amounts **greater than $100,000 and up to $250,000**, the Bank will provide a lender credit of up to **$975** toward closing costs. Any closing costs not covered by the lender credit are the borrower's responsibility.

Home Equity Lines of Credit with approved line amounts **greater than $250,000** are not eligible for a lender credit. The borrower is responsible for all closing costs.

Home Equity Lines of Credit secured by investment properties are not eligible for a lender credit. The borrower is responsible for all closing costs, including the appraisal fee.