

Branch Name/No. _____ Interviewer _____ Rate Quoted _____ Priority
 Closing Location _____ Source Financial Facts - 009 Source Code Financial Facts - 009

Home Equity Line of Credit Application (under \$100,000*)

Not for purpose of home purchase or refinance of primary mortgage of principal dwelling.

AMOUNT REQUESTED \$ (*We may require additional information for credit lines exceeding \$100,000.)						
SUBJECT PROPERTY STREET ADDRESS			CITY	COUNTY	STATE	ZIP
CURRENT MARKET VALUE	MORTGAGE HOLDER		YEAR ACQUIRED	ORIGINAL COST	AMOUNT OF EXISTING LIENS	
\$				\$	\$	

APPLICANT			CO-APPLICANT		
Name		Date of Birth	Name		Date of Birth
Street:			Street:		
City, State & Zip:			City, State & Zip:		
Marital Status: <input type="checkbox"/> Married <input type="checkbox"/> Separated <input type="checkbox"/> Unmarried (Includes Single, Divorced, and Widowed)			Marital Status: <input type="checkbox"/> Married <input type="checkbox"/> Separated <input type="checkbox"/> Unmarried (Includes Single, Divorced, and Widowed)		
Name of Employer			Name of Employer		
Position Title		Years on This Job	Position Title		Years on This Job
Social Security Number	Home Phone	Business Phone & Ext.	Social Security Number	Home Phone	Business Phone & Ext.
	()	()		()	()

IF EMPLOYED IN CURRENT POSITION FOR LESS THAN TWO YEARS, COMPLETE THE FOLLOWING						
A/C	Previous Employer/School	City/State	Type of Business	Position/Title	Dates From/To	Monthly Income
						\$

GROSS MONTHLY INCOME				DESCRIBE OTHER INCOME		
ITEM	Applicant	Co-Applicant	Total			
Base Empl. Income	\$	\$	\$	NOTICE [†] Alimony, child support, or separate maintenance income need not be revealed if the Applicant or Co-Applicant does not choose to have it considered as a basis for repaying this loan.		
Other [†] (Before completing, see Notice Under "Describe Other Income" at right)				<input type="checkbox"/> A = APPLICANT <input type="checkbox"/> C = CO-APPLICANT Monthly Amount		
TOTAL ▶	\$	\$	\$			

Account Information: Checking and Savings Accounts (Show Names of Institutions/Account Numbers; Bank, S & L or Credit Union)	Average Balance
Alimony Child Support Separate Maintenance Payments Owed To	Monthly Payment

SCHEDULE OF REAL ESTATE OWNED (If Additional Properties Owned Attach Separate Schedule)								
Address of Property (Indicate S if Sold, PS if Pending Sale or R if Rental Being Held for Income)	S, PS or R <input type="checkbox"/>	Type of Property	Mortgage Holder	Present Market Value	Amount of Mortgages & Liens	Mortgage Payments	Net Rental Income	
				\$	\$	\$	\$	
TOTALS →				\$	\$	\$	\$	

Applicant } If I am eligible, I would like to receive a Visa® Platinum card
 Co-Applicant } for the sole purpose of accessing my home equity line of credit.

INDIVIDUAL APPLICANT. Check if you are applying for individual credit in your own name and are relying on your own income or assets and not the income or assets of another person as the basis for repayment of the credit requested, complete **Applicant** section.

INDIVIDUAL APPLICANT. Check if you are relying on income from alimony, child support, or separate maintenance or the income or assets of another person as the basis for repayment, OR if you are married and reside in, or the property is located in, a community property state. Complete **Applicant** section and **Co-Applicant** section to the extent possible.

Our bank complies with Section 326 of the USA PATRIOT ACT. This law mandates that we verify certain information about you while processing your account application.

- Credit Life and Accident and Health Insurance are not deposits or other obligations of, or guaranteed by, UMB Bank or any affiliate of UMB Financial Corporation.
- Credit Life and Accident and Health Insurance are not insured by the Federal Deposit Insurance Corporation (FDIC) or any other agency of the United States, any state agency, UMB Bank or any affiliate of UMB Financial Corporation.
- Insurance products may be purchased from an agent or broker of the applicant's choice. UMB Bank may not condition an extension of credit on either:
 - Applicant's purchase of an insurance product from UMB Bank or any of its affiliates; or
 - Applicant's agreement not to obtain, or a prohibition on applicant from obtaining, an insurance product from an unaffiliated entity.

Everything that I have stated in this application is correct to the best of my knowledge. I understand that you will retain this application whether approved or not. You are authorized to check my credit and employment history and to answer questions about my credit history with others. I hereby acknowledge that I have received the Important Insurance Disclosures both verbally and in writing.

When you furnish applicant and co-applicant information and each such person signs below, you indicate your intent to apply for joint credit.

_____ Applicant Signature (Date) _____ Co-Applicant Signature (Date)

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UMB Bank, n.a.
906 Grand Boulevard
Kansas City, MO 64106

Important Terms of Our Equity Account

This disclosure contains important information about our home-equity line of credit (the “Account”). You should read it carefully and keep a copy for your records.

AVAILABILITY OF TERMS: All of the terms described 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 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: We can terminate your Account, require you to pay us the entire outstanding balance in one payment, and charge you certain fees if:

- You engage in fraud or material misrepresentation in connection with the Account.
- You do not meet the repayment terms.
- Your action or inaction adversely affects the collateral or our rights in the collateral.

We can refuse to make additional extensions of credit or reduce your credit limit if:

- The value of the dwelling securing the Account declines significantly below its appraised value for purposes of the Account.
- We reasonably believe you will not be able to meet the repayment requirements due to a material change in your financial circumstances.
- You are in default of a material obligation in the agreement.
- Government action prevents us from imposing the annual percentage rate provided for in the agreement or impairs our security interest such that the value of the interest is less than 120 percent (120%) of the credit limit.
- A regulatory agency has notified us that continued advances would constitute an unsafe and unsound practice.
- The maximum annual percentage rate is reached.

The initial agreement permits us to make certain changes to the terms of the agreement at specified times or upon the occurrence of specified events.

MINIMUM DRAW AND BALANCE REQUIREMENTS: There is no minimum credit amount for the initial advance, nor a minimum amount of each advance thereafter.

NEGATIVE AMORTIZATION: Under some circumstances, your payments will not cover the finance charges that accrue and “negative amortization” will occur. Negative amortization will increase the amount that you owe us and reduce your equity in your home.

TAX DEDUCTIBILITY: You should consult a tax advisor regarding the deductibility of interest and charges under the plan.

VARIABLE-RATE INFORMATION FOR THE REVOLVING BALANCE: The plan has a variable-rate feature and the annual percentage rate (corresponding to the periodic rate) and the Minimum Monthly Payment can change as a result.

The annual percentage rate includes only interest and no other costs. The annual percentage rate is based on the value of an index. The index is the highest prime rate published in the *Wall Street Journal* “Money Rates” table as of the last business day of the preceding month. To determine the annual percentage rate that will apply to your Account, we add a margin to the value of the index.

The initial annual percentage rate is “discounted” – it is not based on the index and margin used for later rate adjustments. The initial rate will be in effect for the first twenty-four (24) months your Account is open.

Ask us for the current index value, margin, and annual percentage rate. After you open an Account, rate information will be provided on the periodic statements that we send you.

RATE CHANGES: The annual percentage rate can change each month. This can occur due to a change in the index or if we revoke a rate reduction, such as when you maintain a minimum number of additional relationships with us. The maximum ANNUAL PERCENTAGE RATE that can apply during the plan is eighteen percent (18%) and the minimum shall not be less than three point seven-five (3.75%). There is no limit on the amount by which the rate can change during any one-year period.

PAYMENT TERMS: You can obtain advances of credit for 10 years (the "Draw Period"). During the Draw Period, payments will be due monthly and your Minimum Monthly Payment will vary, depending on whether you select an interest only Account ("Product A") or an Account that requires both principal and interest payments ("Product B").

Product A: Your Minimum Monthly Payment will be the amount of all accrued and unpaid finance and other charges for the applicable month.

Product B: During the period in which your annual percentage rate is "discounted", your Minimum Monthly Payment will be the amount of all accrued and unpaid finance and other charges for the applicable month. After the discount period, your Minimum Monthly Payment will be the greater of (i) one and a half percent (1.5%) of the outstanding principal balance or (ii) the lesser of \$100 or the amount required to pay the balance in full.

Paying only the Minimum Monthly Payment, for both Products A and B, may not repay the balance that is outstanding on your Account by the end of the Draw Period. After the Draw Period ends, you will no longer be able to obtain credit advances and must immediately pay the entire outstanding balance in one (1) balloon payment.

MINIMUM PAYMENT EXAMPLES:

Product A: If you made only the Minimum Monthly Payments, it would take 10 years to pay off a credit advance of \$10,000. During that period, you would make 24 monthly payments of interest only varying between \$28.77 and \$31.85 at an ANNUAL PERCENTAGE RATE of 3.75%, which is the "discounted" rate ^{*Note}. You would then make 95 monthly payments of interest only, which would vary depending on the annual percentage rate in effect at that time. For comparison, using a recent ANNUAL PERCENTAGE RATE of 4.25% as an example, those 95 monthly payments would range between \$32.60 and \$36.10, with one final balloon payment of \$10,036.10.

Product B: If you made only the Minimum Monthly Payments, it would take 10 years to pay off a credit advance of \$10,000. During that period, you would make 24 monthly payments of interest only varying between \$28.77 and \$31.85 at an ANNUAL PERCENTAGE RATE of 3.75%, which is the "discounted" rate ^{*Note}. You would then make 95 monthly payments of principal and interest, which would vary depending on the annual percentage rate in effect at that time. For comparison, using a recent ANNUAL PERCENTAGE RATE of 4.25% as an example, those 95 monthly payments would range between \$100.00 and \$150.00, with one final balloon payment of \$1,592.09.

^{*Note} This "discounted" rate reflects a 0.500% ANNUAL PERCENTAGE RATE reduction for maintaining any combination of two loan (not including this Account), deposit or trust service accounts with us or one of our affiliates. For Accounts that do not receive this "discounted" rate, the ANNUAL PERCENTAGE RATE would be 0.500% higher, and interest only payments would range from \$32.60 to \$36.10. Other factors, such as the loan amount, loan purpose and borrower residency, will affect your "discounted rate". Ask us for information on how these factors will affect your "discounted rate".

MAXIMUM RATE AND PAYMENT EXAMPLES:

Product A: If at the beginning of the Draw Period the ANNUAL PERCENTAGE RATE equaled the 18% maximum and you had an outstanding balance of \$10,000.00, the minimum monthly payment would be \$152.88. This ANNUAL PERCENTAGE RATE could be reached during the twenty-fifth month of the Draw Period.

Product B: If at the beginning of the Draw Period the ANNUAL PERCENTAGE RATE equaled the 18% maximum and you had an outstanding balance of \$10,000.00, the initial month's accrued FINANCE CHARGE would be \$152.88 (excluding other charges), the minimum monthly payment would be \$150.00 (1.50% of the outstanding balance). This ANNUAL PERCENTAGE RATE could be reached during the twenty-fifth month of the Draw Period.

If you had an outstanding balance of \$10,000.00 when the Draw Period ends, for both Products A and B, the minimum balloon payment at the maximum ANNUAL PERCENTAGE RATE of 18% would be \$10,152.88.

FEES AND CHARGES: You must carry insurance on the property that secures this plan. For customers of **UMB Bank, n.a.**, to open and maintain an Account, you may pay the following fees to us:

Prepayment Penalty: The lesser of \$250 or two percent (2%) of the principal balance if the entire principal balance is prepaid in full and the security interest in your home is terminated at your request within the first five (5) years after the Account is opened.

The prepayment penalty fee does not apply to customers of **UMB Bank Colorado, n.a.**, **UMB National Bank of America**, or **UMB Bank Arizona, n.a.**.

HISTORICAL EXAMPLE: The following table shows how the annual percentage rate and the minimum monthly payments for a single \$10,000.00 credit advance would have changed based on changes in the index over the past 15 years. The index values are from January 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 and that only the Minimum Monthly Payment was made each month. It does not necessarily indicate how the index or your payments will change in the future.

	Year	Index (%)	Margin ¹ (%)	ANNUAL PERCENTAGE RATE (%)	Product A Monthly Payment	Product B Monthly Payment	
Draw Period	1995	8.50	1.00	3.75 ²	31.85	31.85	
	1996	8.50	1.00	3.75	31.85	31.85	
	1997	8.25	1.00	9.25	78.56	150.00	
	1998	8.50	1.00	9.50	80.68	137.39	
	1999	7.75	1.00	8.75	74.32	126.15	
	2000	8.50	1.00	9.50	80.68	114.97	
	2001	9.00	1.00	10.00	84.93	105.57	
	2002	4.75	1.00	5.75	48.84	100.00	
	2003	4.25	1.00	5.25	44.59	100.00	
	2004	4.00	1.00	5.00	42.47 ³	100.00 ⁴	

		2005	5.25	1.00	6.25		
		2006	7.50	1.00	8.50		
		2007	8.25	1.00	9.25		
		2008	6.00	1.00	7.00		
	2009	3.25	1.00	4.25			

¹ This is a margin we have used recently; your margin may be different.

² This rate reflects an introductory rate or “discounted rate” that we have used recently.

³ At the end of the draw period, a final balloon payment of \$10,042.47 is due.

⁴ At the end of the draw period, a final balloon payment of \$3,829.40 is due

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UltraEquity Line of Credit Checklist

Please forward this checklist and all required supporting documentation via inter-office mail to the attention of the approving officer.

The following documents are required to process the Home Equity Line of Credit Application:

1. Application – signed and fully completed (front and back)

Provide the following documents (a and b) to Applicant at the time of application:

- a. Disclosure (attached to application)
- b. *When Your Home Is On The Line* Brochure, which is ordered as Item No. 010284 on a Bank Materials/Service/Check Requisition form and attaching it to an E-mail to Purchasing/MaterialsManagement@umb.com or faxing the Requisition form to (816) 860-7009
2. Copy of Deed of Trust or Mortgage (If applicant does not have a copy, it can be requested from applicant's first mortgage holder or the county Register of Deeds.)
3. Income Verification (check all that apply)
- a. Copy of current pay stub and prior year W-2 for all applicants
- b. If income is derived from Social Security or pension and monthly income is direct deposited, a copy of applicant's previous month's bank statement
- c. Previous two years' tax returns, if applicant is self-employed, or if applicant is relying on rental or investment income (Please include the 1040 and all schedules.)
4. Copy of Policy Declaration page of homeowner's insurance policy

Other items that may be required:

5. Copy of appraisal if completed within the last two years (this is subject to review and approval), or a copy of the county tax valuation if available
6. Copy of any statements of accounts to be paid off by this line
7. Complete copy of trust agreement if title to property is held by a trust or UMB's Certification of Trust document, along with specific sections of the trust

Branch Use ONLY

Branch Number: _____

Customer's Name: _____

Associate's Name: _____

Backup Associate: _____