REGIONS

A QUICK GUIDE TO YOUR REGIONS HOME EQUITY LOAN (HELOAN)

This Regions Quick Guide is for general information and discussion purposes only.

The Regions Simplicity Pledge®

Regions is committed to providing you with the information you need to make good financial decisions, and to helping you understand how your accounts and services work – simply, clearly and in plain language.

KEY FACTS

Description	A Regions HELOAN is an installment loan for which your existing home serves as collateral. It is secured by your primary or secondary residence. The property securing this loan must be located in a state where Regions has a branch.
Purpose	You may use your HELOAN however you choose, such as for major home improvements or debt consolidation.
Loan amount	$10,000 up to $500,000 based on property type, lien position, loan purpose and loan-to-value (see below).
Your fixed interest rate	The interest rate is a fixed rate that does not change during the term of the loan.
Available terms	Several repayment terms are available. See regions.com for more details.
Monthly payment	You will pay a fixed monthly installment payment in an amount that will pay the loan in full over the desired repayment term.
Closing costs	Closing costs will be paid by Regions so there are no costs to the customer.
Loan-to-value (LTV)	LTV is the maximum amount that Regions will lend expressed as a percent of the value of your home reduced by the amount of existing debt secured by your home. The maximum LTV for your loan will be based on your credit (including credit score), whether the loan is a first or second mortgage, the property type, how the amount of your total debt compares to the amount of income you have to repay your debt and other criteria. When homes located in Texas are pledged, the total indebtedness on the home may not exceed 80% of the fair market value of the home. LTV example: If your home's value is $175,000 and the maximum LTV for your loan type is 80%, Regions will lend up to $140,000. If there is already a mortgage loan of $100,000, Regions will lend up to $40,000.
Late fee	5% of the principal and interest payment (minimum of $29 but no greater than $100).
Managing your account	• Your monthly payment is due on the same day each month. The loan balance, loan activity and payment due date will be shown on your monthly billing statement. • You must make at least the required payment by the payment due date displayed on your monthly statement to avoid a Late Fee and help keep your loan in good standing. • By making more than the scheduled payment, you can reduce the amount of interest paid over the life of the loan.

All loans are subject to credit approval; terms, conditions, underwriting, and documentation requirements; and limitations on the amount of the loan based on how the amount of your total debt compares to the amount of income you have to repay your debt. In most cases, a credit decision can be made within one business day. However, additional documentation or information such as income verification and property, wind or flood insurance may be required and could delay the credit decision and closing.

In most cases, closing will occur within 28-32 business days from time of application.

Federal regulations require a three-day waiting period after your closing before proceeds can be available to you if the collateral is your primary residence. During this time, you have the right to cancel the HELOAN with no obligation.

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WE'RE ALWAYS HERE TO HELP!

- To apply, call 1-888-IN-A-SNAP (462-7627), or • Visit us at regions.com • Find a branch or ATM convenient for you by visiting regions.com/locator.rf • Have questions? Give us a call at 1-800-REGIONS (734-4667)

This guide is subject to change. It is not an offer or contract for any product or service, and it does not replace the legal terms and conditions for your loan. Please refer to your loan documents and related disclosures for the legal terms and conditions of your loan. Other products and services described in this Guide may be subject to separate terms and conditions. Regions requires property insurance and, if applicable, wind and flood insurance during the term of the loan.

For additional Regions Quick Guides,® please visit regions.com/clarity.