REGIONS

A QUICK GUIDE TO YOUR REGIONS HOME EQUITY LINE OF CREDIT (HELOC)

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 HELOC is a form of revolving credit for which your home serves as collateral. It can be secured by your primary or secondary residence located in a state where Regions has a branch. The Regions HELOC consists of two distinct periods: • The first 10 years of your HELOC are called the **draw period**. During this period, you may borrow from the HELOC up to your credit limit amount. As you repay your HELOC during the draw period, you may re-borrow up to your credit limit amount. • The next 20 years of your HELOC are called the **repayment period**. During this period, you will not be able to borrow from the HELOC.
Purpose	You may use your HELOC however you choose, such as for major home improvements, debt consolidation or overdraft protection.* *Proceeds may not be used for illegal purposes or internet gambling. HELOC may not be used for Overdraft Protection for properties in Texas.
Features	• An Automatic Payment Option is available with a Regions checking account. • No minimum draw amount is required (except for Texas properties where a minimum draw of $4,000 is required). • May be used for Overdraft Protection for your Regions checking account (except for properties in Texas). When used as overdraft protection, available funds from your HELOC will be advanced to your Regions checking account in $10 increments (for example, a $4 overdraft will result in a $10 advance, and a $26 overdraft will result in a $30 advance). • The Conversion Option allows you to lock in all or a portion of your balance at a fixed interest rate for a fixed amount of time up to the existing maturity date of your HELOC (the end of the draw period for a HELOC secured by Texas property) by using the Loan in a Line feature. The fixed interest rate consists of your then-current HELOC rate plus a margin as identified in the credit agreement. • Interest may be tax-deductible (consult your tax advisor).
Using your HELOC	You can obtain advances in person at a Regions branch, by using your HELOC checks, by using your Visa® Platinum Card (excluding Texas properties) at an ATM, by making Online Banking transfers, or by calling the Regions Loan Servicing Department at 1-800-986-2462.

ADDITIONAL INFORMATION

Credit limit amount	**$10,000 to $500,000** based on lien position, loan purpose and the available equity in the property to be used as collateral.
Term	**30-year term.** This consists of a **10-year draw** period when advances can be made, and a **20-year repayment** period when no additional advances can be made.
Monthly payments	• **During the draw period:** The greater of a) $50 or b) 1/360th of the variable interest rate balance, plus any accrued finance charges and unpaid fees, as well as any applicable Loan in a Line payments due. • **During the repayment period:** The amount it will take to repay the remaining variable interest rate balance in full by the end of the 20-year repayment period, plus any Loan in a Line payments you have established. • **Loan in a Line:** Fixed payments in the amount it will take to repay the remaining Loan in a Line balance in full by the end of the Loan in a Line term you selected. • During the draw period and the repayment period, interest rate changes may cause your payments to change, except for any Loan in a Line payments you may have established. • These payments do not include taxes or flood insurance (if required) or other types of insurance.
Interest rate	• **Variable** Annual Percentage Rate (APR) based on *The Wall Street Journal* Prime Rate (Prime), plus a margin as identified in your credit agreement. • As of 11/15/24 , margins range from 0.75 % to 7.625 %, depend on a number of factors including your credit history, and are subject to change prior to opening a HELOC account. • As of 9/17/26 , Prime is 7.00 %, which results in recent non-discounted APRs ranging from 7.75 % to 14.625 %. • The APR will not be less than 3.75% and may increase but will not be greater than 18%. It will not increase or decrease more than 5% per year. • Contact a Regions Banker for current rates. **TIP:** The current Prime Rate published in *The Wall Street Journal* can be found at wsj.com/market-data/bonds under "Consumer Rates."

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ADDITIONAL INFORMATION (continued)

Promotional interest rate	Regions may offer a promotional interest rate for a specified length of time, after which the variable Periodic Rate in your agreement will apply. The promotional interest rate does not apply to any Conversion Option, or if you fail to make any minimum payment within 60 days of its due date.
Rate discounts	An interest rate discount may be available based on other relationships with Regions or for having your loan payments automatically debited from your Regions checking account. Rate discounts are not applied to promotional interest rates.
Closing costs	• Closing costs are estimated to range between $150 and $4,000 and will be paid by Regions for lines up to $500,000.
Loan to Value (LTV)	• LTV is the maximum loan amount that Regions will lend based on the appraised value of your home, minus any current mortgage loan balance. For example – 80% LTV of an appraised home value of $175,000 is $140,000, minus the current loan mortgage balance of $100,000, equals $40,000. That is the maximum loan amount that Regions could lend based on credit 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.
Early closure fees	• If you close your line within 24 months from the opening date, any third-party closing costs paid by Regions will be charged back to your line (third-party closing costs will not be charged back to the line for properties in Texas).
Overlimit fee	$29 per occurrence when you cause your credit line to go over your credit limit.
Late fee	5% of the minimum loan payment amount (minimum of $29 but no greater than $100).
Managing your account	• Your monthly payment is due on the same day each month. • The account balance, account activity, minimum payment and payment due date will be shown on your monthly billing statement. • You must make at least the minimum required payment by the payment due date shown on your monthly billing statement to avoid a late fee and help keep your HELOC in good standing. • By making more than the minimum required payment you can reduce the amount of interest paid over the life of the HELOC.

WHAT TO EXPECT AFTER YOU APPLY

- All loans are subject to credit approval. 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 and flood insurance, may be required and could delay the credit decision and closing.
- Closing dates vary, but in most cases closing will occur within 32-42 business days from time of application.
- Federal regulations require a three-day waiting period after closing before proceeds can be available to you if the property is your primary residence. During this time, you have the right to cancel the HELOC with no obligation.
- Regions requires property insurance and, if applicable, wind and flood insurance during the term of the loan. Please note that Regions will not establish an escrow account for insurance premiums, taxes or other recurring charges you may be required to pay.

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 HELOC. Please refer to your credit agreement and related disclosures for the legal terms and conditions of your HELOC. Other products and services described in this guide may be subject to separate terms and conditions. Your HELOC is subject to credit approval.

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