

The Bank of Texas Simple Guide provides basic information about our 100% LTV Home Improvement Loan product in an easy-to-understand format.

A **100% LTV Home Improvement Loan** allows you to use up to 100% of the equity in your home as collateral. As the name suggests, it is used to finance home improvements on your primary residence. Home Improvement loans are for people who know the exact amount they'll need at closing, and have a contract for their home improvements that show 100% of the loan amount.

Loan Structure	
Available Loan Amounts	\$5,000 - \$50,000 for loans up to 95% LTV \$5,000 - \$25,000 for loans between 95% and 100% LTV
Available Length Of Loan	2 years to 10 years.
Lien Positions	100% LTV Home Equity Loans may be in 1st or 2nd lien position. A lien is a security interest on your property, used as collateral for your loan.
Interest Rate	Your interest rate is fixed for the life of the loan.
Loan-to-value (LTV)	The maximum LTV for this product is 100%. Loan-to-value refers to the amount owed on a property compared to its current value. For example: $\begin{array}{r} \$200,000 \text{ Home value} \\ \times 100\% \text{ Max loan-to-value} \\ \hline \$200,000 \\ -180,000 \text{ Existing liens} \\ \hline \$20,000 \text{ Amount available for 100\% LTV Home Improvement loan} \end{array}$
Loan Type	Your 100% LTV Home Improvement Loan is a closed end loan, which means the loan proceeds will be disbursed at one time.
Loan Contract	You must have a signed contract for 100% of the requested loan amount that lists the intended home improvement work on your home.
Monthly Payment	Your monthly payment will be fixed for the entire length of the loan.
Principal Payments	You can pay more than your standard monthly payment amount to reduce your principal loan balance at any time. This in turn may reduce the amount of time it takes to pay back your loan.
How Do We Accrue Interest?	Interest is calculated daily.

Fees	
Prepayment Penalty	There is no prepayment penalty on this product.
Upfront Fees For Client (i.e. appraisal, title, etc.)	There are no upfront fees with this loan.
Closing Costs For Client	There are no closing costs with this loan.
Late Fees	If a payment is more than 15 days late, you will be charged 5% of the unpaid portion of the regularly scheduled payment or \$25.00, whichever is less.

Servicing Your Loan	
Access To Your Loan	<ul style="list-style-type: none"> Log in to Online or Mobile Banking. Call an ExpressBanker at 800.346.5312. Visit a banking center to speak with a Relationship Banker. Review your monthly loan statement
Ways To Make Your Payment	<ul style="list-style-type: none"> Set up an automatic draft from your checking account. Pay via Online or Mobile Banking. Make a payment at one of our banking centers. Mail your payment.
Statements	Your monthly statement will provide information such as your interest rate and outstanding balance, a breakdown of your amount due, and payment history.

Getting Started	
You may apply for your new 100% LTV Home Improvement Loan using one of the following convenient methods:	
<ul style="list-style-type: none"> Apply online at bankoftexas.com. Call an ExpressBanker at 800.346.5312. Visit a banking center and speak with a Relationship Banker. 	