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Creditor:

THE COOPERATIVE BANK
40 BELGRADE AVENUE
ROSLINDALE, MA 02131

HOME EQUITY LINE OF CREDIT

This disclosure contains important information about our Home Equity Line of Credit. You should read it carefully and keep a copy for your records.

1. 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 that you have paid to us or anyone else in connection with your application.

2. 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.

3. POSSIBLE ACTIONS. Under certain circumstances, we can:

A. Terminate your line of credit, require you to pay us the entire outstanding balance in one payment, and charge you certain fees;
B. Refuse to make additional extensions of credit;
C. Reduce your credit limit; and
D. Make specific changes that are set forth in your agreement with us.

We can terminate your line of credit, require you to pay us the entire outstanding balance in one payment, and charge you certain fees if:

A. You engage in fraud or material misrepresentation in connection with the line of credit;
B. You fail to make a payment as required by the agreement; or
C. 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:

A. The value of the dwelling securing the line of credit declines significantly below its appraised value for purposes of the line of credit;
B. We reasonably believe you will not be able to meet the repayment requirements under the line of credit due to a material change in your financial circumstances;
C. You are in default of a material obligation of the agreement;
D. 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 of the credit limit on the line of credit;
E. A regulatory agency has notified us that continued advances would constitute an unsafe and unsound practice; or
F. The maximum annual percentage rate is reached.

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

4. MINIMUM PAYMENT REQUIREMENTS. You can obtain credit advances for 120 months (the "draw period"). During this period, payments will be due monthly. Your minimum monthly payment will equal the following:

◆ The amount of accrued finance charges on the last day of the billing cycle.

The minimum payment amount will be rounded to the nearest $.01. The minimum monthly payments during the draw period will not reduce the principal that is outstanding on your line of credit.

After the draw period ends, you will no longer be able to obtain credit advances and must pay the outstanding balance on your line of credit (the "repayment period.") The length of the repayment period is 120 months. During the repayment period, payments will be due monthly. Your minimum monthly payment will equal the following:

◆ An amortized payment of the loan account balance on the last day of the draw period. This balance will be amortized over 120 months.

The minimum payment will change whenever the annual percentage rate changes. The minimum payment amount will be rounded to the nearest $.01. The minimum monthly payments may not be sufficient to fully repay the principal that is outstanding on your line of credit by the end of the repayment period. If they are not, you will, to the extent permitted by law, be required to pay the entire balance in a single payment.

5. MINIMUM PAYMENT EXAMPLE. If you made only the minimum monthly payment and took no other credit advances, it would take 20 years to pay off a credit advance of $10,000.00 at an **ANNUAL PERCENTAGE RATE** of 7.250%. During that period, you would make 120 payments of $59.59 followed by 120 payments of $117.43.

6. FEES AND CHARGES. To open and maintain a line of credit, you must pay the following fees to us:

◆ Annual Fee: $50.00 (due on the anniversary date of the loan origination)
◆ Cancellation Fee: $350.00 (due if the loan is terminated within two years of opening)

Note that some fees may only apply upon the occurrence of an event and have been provided for informational purposes only.

You must also pay certain fees to third parties, such as appraisers, credit reporting firms, and government agencies. These fees generally total $1.00 to $1,800.00. You may request a good faith itemization of third-party fees.

You must carry insurance on the property that secures the line of credit.

7. REFUNDABILITY OF FEES. If you decide not to enter into this plan within three business days of receiving this disclosure and the home equity brochure, you are entitled to a refund of any fee you may have already paid.

8. MINIMUM DRAW REQUIREMENTS. The minimum credit advance that you can request and receive is $500.00.

9. TAX DEDUCTIBILITY. You should consult a tax advisor regarding the deductibility of interest and charges for the line of credit.

10. VARIABLE RATE FEATURES. This line of credit 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 Prime Rate as published in the Wall Street Journal in its Money Rates section on the last business day of each calendar month. To determine the **ANNUAL PERCENTAGE RATE** that will apply to your line of credit, we add a margin to the value of the index. Ask us for the current index value, margin, and annual percentage rate. After you open a line of credit, rate information will be provided on periodic statements that we send you.

11. PREFERRED RATE FEATURE: Automatic Payment Authorization. You may qualify for a preferred rate reduction of 0.50 percentage points below the otherwise applicable **ANNUAL PERCENTAGE RATE** if, at account opening, you establish automatic payment from an eligible deposit account. If automatic payment is discontinued or ceases for any reason, the preferred-rate reduction will end and the **ANNUAL PERCENTAGE RATE** will increase to the otherwise applicable rate based on the index plus a margin, subject to any applicable minimum and maximum **ANNUAL PERCENTAGE RATE** limits. If your **ANNUAL PERCENTAGE RATE** is increased, your Minimum Monthly Payment will also increase. **Automatic Payment Authorization is optional and not required as a condition of obtaining the Account.**

12. RATE CHANGES. The annual percentage rate can change monthly. There is no limit on the amount by which the rate can change in any one year period. The maximum **ANNUAL PERCENTAGE RATE** that can apply during the line of credit is 18.000%. The minimum **ANNUAL PERCENTAGE RATE** that can apply during the line of credit is 4.000%.

13. MAXIMUM RATE AND PAYMENT EXAMPLES. If you had an outstanding balance of $10,000.00 at the beginning of the draw period, the minimum monthly payment at the maximum **ANNUAL PERCENTAGE RATE** of 18.000% would be $147.95. The maximum annual percentage rate during the draw period, could be reached in the 2nd month (2 months). If you had an outstanding balance of $10,000.00 at the beginning of the repayment period, the minimum monthly payment at the maximum ANNUAL PERCENTAGE RATE of 18.000% would be $180.25. The maximum annual percentage rate during the repayment period, could be reached in the 2nd month (2 months).

14. HISTORICAL EXAMPLES. The following table shows how the annual percentage rate and the minimum payments for a single $10,000.00 credit advance would have changed based on changes in the index over the last 15 years. The index values are from the first business day of October. 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, that only the minimum payment was made, and that the rate remained constant during each year. It does not necessarily indicate how the index or your payments would change in the future.

Year	Index (%)	Margin* (%)	ANNUAL PERCENTAGE RATE ** (%)	Minimum Monthly Payment ($)
2011	3.250	0.000	4.000 (K)	32.88
2012	3.250	0.000	4.000 (K)	32.88
2013	3.250	0.000	4.000 (K)	32.88
2014	3.250	0.000	4.000 (K)	32.88
2015	3.250	0.000	4.000 (K)	32.88
2016	3.500	0.000	4.000 (K)	32.88
2017	4.250	0.000	4.200	34.93
2018	5.250	0.000	5.250	43.15
2019	5.000	0.000	5.000	41.10
2020	3.250	0.000	4.000 (K)	32.88
2021 (O)	3.250	0.000	4.000 (K)	101.26
2022	6.250	0.000	6.250	111.25
2023	8.500	0.000	8.500	120.73
2024	8.000	0.000	8.000	118.82
2025	7.250	0.000	7.250	116.35

* This is a margin we have used recently; your margin may be different.
** Calculated using the Index plus the Margin; limited by the minimum rate cap.
(K) this reflects a lifetime floor of 4.000 percent.
(O) The repayment period begins in this year.

This is not a commitment to make a loan. You hereby acknowledge receipt of this Home Equity Plan Disclosure and a copy of the Home Equity Brochure on today's date.

Signature Date

Signature Date