Adjustable Rate Mortgage Program Disclosure

10/5 Adjustable Rate

Lender

CITIZENS STATE BANK & TRUST CO, ELLSWORTH, KANSAS
203 N DOUGLAS
PO BOX 128
ELLSWORTH, KS 67439

This disclosure describes the features of the Adjustable Rate Mortgage (*"ARM"*) program you are considering. Information on other ARM programs is available upon request.

- This loan program has an adjustable rate feature. This means that your interest rate and payment amount can change.

How Your Interest Rate and Payment Are Determined

- Your interest rate will be based on an index plus a margin, rounded to the nearest .125 percent.
- Your monthly payment will be based on the interest rate, loan balance, and remaining loan term.
- Your payment will be rounded to the nearest $0.01.
- Your interest rate will be based on the weekly average yield on United States Treasury securities adjusted to a constant maturity of ten years (10 Year Treasury Index) plus our margin, rounded to the nearest .125 percent. Ask us for our current interest rate and margin.
- Information about the index is available by the Board of Governors of the Federal Reserve System.
- The initial interest rate is not based on the index used to make later adjustments. Ask us for the amount of the current interest rate premium.
- Your interest rate will be based on an index plus a margin, rounded to the nearest .125 percent, unless your interest rate "caps" limit the amount of change in the interest rate.

How Your Interest Rate Can Change

- Your interest rate can change every 60 months, after remaining fixed for 120 months.
- Your interest rate cannot increase or decrease more than 2 percentage point(s) at each adjustment.
- Your interest rate will never be greater than 13.250 percent.
- Your interest rate will never be less than 3.5 percent.

How Your Payment Can Change

- Your payment can change every 60 payment(s) based on changes in the interest rate after remaining fixed for 120 payment(s).
- Your monthly payment may increase or decrease substantially based on changes in the interest rate.
- You will be notified in writing at least 210 days, but no more than 240 days, before the first payment at the adjusted level is due after the initial interest rate adjustment of the loan. This notice will contain information about your interest rate, payment amount, and loan balance.
- You will be notified in writing at least 60 days but no more than 120 days before the due date of a payment at a new level resulting from a change in the interest rate. This notice will contain information about your interest rates, payment amount, and loan balance.
- For example, on a $10,000 360-month loan with an initial interest rate of 7.250% in effect September, 2026, the maximum amount that the interest rate can attain under this program is 13.250%, and the monthly payment can rise from an initial payment of $68.22 to a maximum of $95.89 in month 241 (20 year(s), 1 month(s)). This example is based on a periodic cap of 2 percentage point(s) and a lifetime cap of 13.250 percent. To see what your payments would be, divide your mortgage amount by $10,000; then multiply the monthly payment by that amount (for example,

the monthly payment for a mortgage amount of $60,000 would be: $60,000 / $10,000 = 6; 6 x $68.22 = $409.32 per month).

Signatures

This is not a commitment to make a loan.

You hereby acknowledge receipt of this ARM Program Disclosure and a copy of the Consumer Handbook on Adjustable Rate Mortgages on today's date.

Borrower

Applicant #1	**Date**	**Applicant #2**	**Date**