



First American Bank
LIAISON LENDING GROUP RATE SHEET
STANDARD*

*Excludes collateral properties located in Kankakee County, Illinois. See Kankakee County Rate Sheet.

Effective 7/1/2025

Home Equity Credit Lines - Interest Only Payments						
Current Prime Rate Effective 1/2/25 = 7.50%						
Applies to owner occupied residence only.						
Maximum Term = 120 Months						
Loan Size	If LTV <=80%	Rate Floor = 4.25%	Annual Percentage Rate (APR)	Max. LTV Tier Values (HELOC)		Closing Costs**1
\$5,001 - \$24,999	P + 0.99%		8.49%	Up to \$1,000,000	80%	Appraisal \$300-\$670
\$25,000 - \$49,999	P + 0.74%		8.24%	>\$1,000,000	75%	Flood \$5
\$50,000 - \$99,999	P + 0.24%		7.74%	Condo Max. LTV	75%	Title \$65-\$600
\$100,000 +	P + 0.00%		7.50%		Recording	\$38-\$137.50
Maximum DI = 45%; Maximum DI = 40% if LTV is > 75%						
Not available for investment properties or properties located in Texas, New York, Alaska, or Hawaii- The Annual Percentage Rate (APR) is a variable rate based on the highest Prime Rate published in the Money Rates section of The Wall Street Journal on the first business day of the month. Rates subject to change at any time. The maximum APR is 18%. Monthly payments of interest only will result in a balloon payment. No annual fee for the first year - \$75 annual fee thereafter. Costs to satisfy certain prior liens may be assessed. Property insurance is required. Flood hazard insurance may be required. If you refinance, close or terminate your HELOC for any reason within 36 months of opening your HELOC, you may have to pay an Early Cancellation Fee of (i) 2% of the credit limit, or (ii) \$500, whichever is less. This Early Cancellation Fee applies only to loans secured by collateral located in Illinois. Subject to credit approval.						

Fixed Rate Home Equity Loans**2						
Not available for loans secured by a first lien position on a dwelling.						
Term	Annual Percentage Rate (APR) 2nd Lien Position	Max. LTV Tier Values (Fixed)		Closing Costs**3		
24 Months	7.990%	Up to \$500,000	85%	Appraisal	\$300-\$670	
36 Months	7.990%	\$500,001-\$1,000,000	80%	Flood	\$5	
48 Months	7.990%	>\$1,000,000	75%	Title	\$65-\$600	
60 Months	7.990%	Condo Max LTV	75%	Recording	\$38-\$137.50	
120 Months	8.250%	Maximum DI=45% Maximum DI=40% if LTV is > 75%				
5/20 Balloon	8.750%					
10/15 Balloon	8.990%					
10/20 Balloon	8.990%					

Bridge Loans**4	
Current Prime Rate Effective 12/19/24 = 7.50%	
1st Lien Position:	No Maximum Loan Size. Prime + 1.50% Fixed at closing, with 1.00% Points (\$1,500 minimum). Rate Floor = 4.25%. Max 80% LTV. Customer pays all costs. Maximum Term = 12 months or less.
2nd Lien Position:	No Maximum Loan Size. Prime + 2.75% Fixed at closing, with 1.50% Points (\$1,500 minimum). Rate Floor = 4.25%. Max 75% LTV. Customer pays all costs. Maximum Term = 12 months or less.

Construction Loans**5	
Current Prime Rate Effective 12/19/24 = 7.50%	
No maximum loan size. Customer pays all costs.	
Maximum Term = 24 Months. Maximum LTV = 80%. Rate = Prime + 1.00% Fixed at closing.	
Rate Floor = 4.25%	
Construction Loan financing is limited to properties located in Illinois, Wisconsin, and Florida.	

HOME EQUITY LINE OF CREDIT Terms and Conditions: Not available for investment properties or properties located in Texas, New York, Alaska, or Hawaii- The Annual Percentage Rate (APR) is a variable rate based on the highest Prime Rate published in the Money Rates section of The Wall Street Journal on the first business day of the month. Rates subject to change at any time. The maximum APR is 18%. Monthly payments of interest only will result in a balloon payment. No annual fee for the first year - \$75 annual fee thereafter. Costs to satisfy certain prior liens may be assessed. Property insurance is required. Flood hazard insurance may be required. If you refinance, close or terminate your HELOC for any reason within 36 months of opening your HELOC, you may have to pay an Early Cancellation Fee of (i) 2% of the credit limit, or (ii) \$500, whichever is less. This Early Cancellation Fee applies only to loans secured by collateral located in Illinois. Subject to credit approval.

1UP TO \$2,000 IN CLOSING COST CREDIT: Third party fees and charges ranging from \$500 to \$3,100 may be assessed for HELOCs under \$250,000 at closing. If, at the time of closing, you set up an Automatic Funds Transfer (AFT) or Automatic Clearing House (ACH) to make the monthly payment on your HELOC and elect electronic statements within the first statement cycle, we will pay up to \$2,000 of the third party fees and charges associated with closing on your HELOC, including, but not limited to, appraisal, title, flood, credit report, stamp & tax, and recording fees (collectively, "Third Party Fees and Charges"). If at any time during the term of your HELOC (i) you discontinue the AFT, ACH or an electronic statement election, or (ii) your HELOC is paid in full and closed within 36 months of the closing date (this subsection (i) does not apply to loans secured by collateral located in Illinois), you agree to reimburse us for the Third Party Fees and Charges that we previously paid which may be added to the outstanding balance of your HELOC as a recapture fee. If, at the time of closing, you do not set up an AFT or ACH to make the monthly payment on your HELOC, then you agree to pay the Third Party Fees and Charges at closing. This provision does not apply to loans secured by investment properties or to loans that fall outside our standard product, rate, term and underwriting guidelines.

2FIXED RATE HOME EQUITY Terms and Conditions: Applies to owner occupied residence only- Rates subject to change without notice. Loan to Value must be less than or equal to 85%. Repayment on 24 month term equals 24 monthly payments of \$45.22 per \$1,000 borrowed. Not available for loans secured by a first lien position on a dwelling. Subject to credit approval.

3NO CLOSING COST OPTION: If at the time of closing you set up an Automatic Funds Transfer (AFT) or Automatic Clearing House (ACH) to make the monthly payment on your loan and within the first statement cycle elect electronic statements, we will pay the Third Party Fees and Charges associated with closing on your loan, including, but not limited to, appraisal, title, flood, credit report, stamp & tax, and recording fees (Third Party Fees and Charges). If at any time during the term of your loan you fail to maintain the AFT or ACH or set up electronic statements, you agree to repay the Third Party Fees and Charges that we previously paid which may be added to the outstanding balance of your loan. If at the time of closing you do not set up an AFT or ACH to make the monthly payment on your loan, then you agree to pay the Third Party Fees and Charges at closing. Not available for investment properties or loans that fall outside our standard product, rate, term and underwriting guidelines.

4BRIDGE LOAN Terms and Conditions: In the event the Prime Rate increases once an application is submitted and is in process, the rate will not be increased if the loan application closes within 30 days of submission. Due to the complexity of this product, a submitted application is defined as an application where the borrower has a contract on the property they are purchasing and a closing date is scheduled. If the application does not close within 30 days of submission, the borrower will be subject to the increased rate. If the Prime Rate decreases once an application is submitted and is in process, the borrower will receive the decreased rate. Subject to credit approval.

5CONSTRUCTION LOAN Terms and Conditions: In the event the Prime Rate increases once an application is submitted and is in process, the rate will not be increased if the loan application closes within 30 days of submission. Due to the complexity of this product, a submitted application is defined as an application where the borrower has submitted all required income and asset documentation, all plans and specifications needed to have an appraisal completed, and all information needed for a contractor review to be completed. If the application does not close within 30 days of submission, the borrower is subject to the increased rate. The lower rate will not be honored due to any delays in obtaining permits or other delays caused by external agencies or entities. If the Prime Rate decreases once an application is submitted and is in process, the borrower will receive the decreased rate. Subject to credit approval.

Subject to Credit Approval.
This rate sheet is for the use by lending professionals and is not to be distributed to the general public.

