

## EARLY ADJUSTABLE RATE MORTGAGE DISCLOSURE

This disclosure describes the features of our variable rate mortgage ("Adjustable Rate Mortgage" or "ARM") programs. You are not required to complete this agreement merely because you have received these disclosures or signed a loan application.

**Phelps County Bank** ("PCB") offers several ARM loans where the interest rate ("Interest Rate") and the monthly payment may periodically change. Your Interest Rate will be based on our index ("Index", defined below) plus a margin. We also utilize a tiered, risk-based pricing structure that may affect the Interest Rate we offer you. Ask us for our current Interest Rate and margin. Your payment will be based upon the Interest Rate, loan balance and loan term.

- The Index is the *Phelps County Bank Cost of Funds Rate*. Information about this Index is available from PCB, 718 N Pine Street, Rolla, MO 65401-3110. If the Index is no longer available, we will choose a new index that is based upon comparable information.
- Premiums and Discounts: Depending on market conditions at the time you lock your Initial Interest Rate, as well as the point option you select, your Initial Interest Rate may not be based on the index used to make later adjustments. Instead, your Initial Interest Rate may have a discount or premium. A "premium" occurs when the Initial Interest Rate is more than the sum of the Index plus Margin. A "discount" occurs when the Initial Interest Rate is less than the sum of the Index plus Margin. Your Interest Rate may not move in the same direction as the Index. For example, if your loan has a premium, your Interest Rate may decline on the First Rate Change Date even if the index remains the same or increases. Ask us whether our current interest rate has a discount or premium and if so, the amount of discount or premium.

You will be notified at least 210, 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. You will also be notified at least 60, but no more than 120, days before the first payment at the adjusted level is due after any subsequent interest rate adjustment resulting in a corresponding payment change. These notices will contain information about the adjustment, including the interest rate, payment amount, and loan balance. All payment amounts are based on a loan amount of \$10,000.00, using the rates effective January 2026.

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 \$60,000 First-Lien 1/1 ARM loan for 5 years would be calculated as follows:  $\$60,000 \div \$10,000 = 6$ ;  $6 \times 196.56 = \$1,179.36$  monthly payment.)

| PCB ARM Programs                    |                                                            |           |           |                               |                      |                    |                    |                    |
|-------------------------------------|------------------------------------------------------------|-----------|-----------|-------------------------------|----------------------|--------------------|--------------------|--------------------|
|                                     | First Lien on a 1-4 Family Residential Property            |           |           | 2 <sup>nd</sup> Deed of Trust | Manufactured Housing |                    |                    |                    |
| Program Type                        | 1/1 ARM                                                    | 3/1 ARM   | 5/1 ARM   | 1/1 ARM                       | Category 1 1/1 ARM   | Category 1 3/1 ARM | Category 1 5/1 ARM | Category 2 1/1 ARM |
| Fixed Term                          | 12 months                                                  | 36 months | 60 months | 12 months                     | 12 months            | 36 months          | 60 months          | 12 months          |
| Periodic Adjustment                 | No more than one time every 12 months following fixed term |           |           |                               |                      |                    |                    |                    |
| Initial Interest Rate               | 6.691%                                                     | 6.767%    | 6.985%    | 9.191%                        | 8.691%               | 8.767%             | 8.985%             | 9.441%             |
| Maximum Interest Rate               | 10.691%                                                    | 10.767%   | 10.985%   | 14.191%                       | 13.691%              | 13.767%            | 13.985%            | 15.441%            |
| Maximum Initial Rate Adjustment     | 1%                                                         | 2%        | 2%        | 2%                            | 2%                   | 2%                 | 2%                 | 2%                 |
| Maximum Subsequent Rate Adjustments | 1%                                                         | 2%        | 2%        | 2%                            | 2%                   | 2%                 | 2%                 | 2%                 |
| Lifetime Rate Cap                   | 4%                                                         | 4%        | 4%        | 5%                            | 5%                   | 5%                 | 5%                 | 6%                 |
| 5 Year Term                         |                                                            |           |           |                               |                      |                    |                    |                    |
| Initial Payment                     | \$196.56                                                   | \$196.91  | \$197.94  | \$208.51                      | \$206.09             | \$206.45           | \$207.51           | \$209.73           |
| Highest Possible Monthly Payment    | \$206.51                                                   | \$203.07  | \$197.94  | \$225.07                      | \$222.51             | \$212.86           | \$207.51           | \$228.58           |
| 15 Year Term                        |                                                            |           |           |                               |                      |                    |                    |                    |
| Initial Payment                     | \$88.16                                                    | \$88.59   | \$89.80   | \$102.57                      | \$99.60              | \$100.05           | \$101.34           | \$104.07           |
| Highest Possible Monthly Payment    | \$108.40                                                   | \$107.41  | \$105.81  | \$131.59                      | \$128.21             | \$125.11           | \$122.69           | \$139.14           |
| 30 Year Term                        |                                                            |           |           |                               |                      |                    |                    |                    |
| Initial Payment                     | \$64.47                                                    | \$64.97   | \$66.43   | \$81.84                       | \$78.25              | \$78.79            | \$80.35            | \$83.66            |
| Highest Possible Monthly Payment    | \$91.57                                                    | \$91.47   | \$91.85   | \$119.13                      | \$115.12             | \$114.44           | \$114.80           | \$128.89           |

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Early ARM Disclosure January 2026



| PCB ARM Programs - Premium          |                                                            |           |           |                               |                      |                    |                    |                    |
|-------------------------------------|------------------------------------------------------------|-----------|-----------|-------------------------------|----------------------|--------------------|--------------------|--------------------|
|                                     | First Lien on a 1-4 Family Residential Property            |           |           | 2 <sup>nd</sup> Deed of Trust | Manufactured Housing |                    |                    |                    |
| Program Type                        | 1/1 ARM                                                    | 3/1 ARM   | 5/1 ARM   | 1/1 ARM                       | Category 1 1/1 ARM   | Category 1 3/1 ARM | Category 1 5/1 ARM | Category 2 1/1 ARM |
| Fixed Term                          | 12 months                                                  | 36 months | 60 months | 12 months                     | 12 months            | 36 months          | 60 months          | 12 months          |
| Periodic Adjustment                 | No more than one time every 12 months following fixed term |           |           |                               |                      |                    |                    |                    |
| Initial Interest Rate               | 7.691%                                                     | 7.767%    | 7.985%    | 10.191%                       | 9.691%               | 9.767%             | 9.985%             | 10.441%            |
| Maximum Interest Rate               | 11.691%                                                    | 11.767%   | 11.985%   | 15.191%                       | 14.691%              | 14.767%            | 14.985%            | 16.441%            |
| Maximum Initial Rate Adjustment     | 1%                                                         | 2%        | 2%        | 2%                            | 2%                   | 2%                 | 2%                 | 2%                 |
| Maximum Subsequent Rate Adjustments | 1%                                                         | 2%        | 2%        | 2%                            | 2%                   | 2%                 | 2%                 | 2%                 |
| Lifetime Rate Cap                   | 4%                                                         | 4%        | 4%        | 5%                            | 5%                   | 5%                 | 5%                 | 6%                 |
| 5 Year Term                         |                                                            |           |           |                               |                      |                    |                    |                    |
| Initial Payment                     | \$201.29                                                   | \$201.65  | \$202.69  | \$213.41                      | \$210.95             | \$211.33           | \$212.40           | \$214.65           |
| Highest Payment                     | \$211.42                                                   | \$207.93  | \$202.69  | \$230.24                      | \$227.65             | \$217.86           | \$212.40           | \$233.82           |
| 15 Year Term                        |                                                            |           |           |                               |                      |                    |                    |                    |
| Initial Payment                     | \$93.79                                                    | \$94.22   | \$95.48   | \$108.63                      | \$105.58             | \$106.04           | \$107.37           | \$110.17           |
| Highest Payment                     | \$114.73                                                   | \$113.76  | \$112.17  | \$138.46                      | \$135.01             | \$131.95           | \$129.54           | \$146.20           |
| 30 Year Term                        |                                                            |           |           |                               |                      |                    |                    |                    |
| Initial Payment                     | \$71.23                                                    | \$71.76   | \$73.27   | \$89.17                       | \$85.48              | \$86.04            | \$87.65            | \$91.03            |
| Highest Payment                     | \$99.28                                                    | \$99.24   | \$99.74   | \$127.21                      | \$123.16             | \$122.62           | \$123.12           | \$137.09           |

| PCB ARM Programs - Discount         |                                                            |           |           |                               |                      |                    |                    |                    |
|-------------------------------------|------------------------------------------------------------|-----------|-----------|-------------------------------|----------------------|--------------------|--------------------|--------------------|
|                                     | First Lien on a 1-4 Family Residential Property            |           |           | 2 <sup>nd</sup> Deed of Trust | Manufactured Housing |                    |                    |                    |
| Program Type                        | 1/1 ARM                                                    | 3/1 ARM   | 5/1 ARM   | 1/1 ARM                       | Category 1 1/1 ARM   | Category 1 3/1 ARM | Category 1 5/1 ARM | Category 2 1/1 ARM |
| Fixed Term                          | 12 months                                                  | 36 months | 60 months | 12 months                     | 12 months            | 36 months          | 60 months          | 12 months          |
| Periodic Adjustment                 | No more than one time every 12 months following fixed term |           |           |                               |                      |                    |                    |                    |
| Initial Interest Rate               | 5.691%                                                     | 5.767%    | 5.985%    | 8.191%                        | 7.691%               | 7.767%             | 7.985%             | 8.441%             |
| Maximum Interest Rate               | 9.691%                                                     | 9.767%    | 9.985%    | 13.191%                       | 12.691%              | 12.767%            | 12.985%            | 14.441%            |
| Maximum Initial Rate Adjustment     | 1%                                                         | 2%        | 2%        | 2%                            | 2%                   | 2%                 | 2%                 | 2%                 |
| Maximum Subsequent Rate Adjustments | 1%                                                         | 2%        | 2%        | 2%                            | 2%                   | 2%                 | 2%                 | 2%                 |
| Lifetime Rate Cap                   | 4%                                                         | 4%        | 4%        | 5%                            | 5%                   | 5%                 | 5%                 | 6%                 |
| 5 Year Term                         |                                                            |           |           |                               |                      |                    |                    |                    |
| Initial Payment                     | \$191.89                                                   | \$192.25  | \$193.26  | \$203.68                      | \$201.29             | \$201.65           | \$202.69           | \$204.88           |
| Highest Payment                     | \$201.67                                                   | \$198.28  | \$193.26  | \$219.96                      | \$217.44             | \$207.93           | \$202.69           | \$223.42           |
| 15 Year Term                        |                                                            |           |           |                               |                      |                    |                    |                    |
| Initial Payment                     | \$82.73                                                    | \$83.13   | \$84.30   | \$96.67                       | \$93.79              | \$94.22            | \$95.48            | \$98.13            |
| Highest Payment                     | \$102.23                                                   | \$101.24  | \$99.64   | \$124.85                      | \$121.54             | \$118.42           | \$116.00           | \$132.22           |
| 30 Year Term                        |                                                            |           |           |                               |                      |                    |                    |                    |
| Initial Payment                     | \$57.98                                                    | \$58.47   | \$59.86   | \$74.71                       | \$71.23              | \$71.76            | \$73.27            | \$76.47            |
| Highest Payment                     | \$84.03                                                    | \$83.88   | \$84.14   | \$111.13                      | \$107.17             | \$106.36           | \$106.57           | \$120.75           |

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