

**The Bank of Marion
102 West Main Street
Marion, VA 24354**

**Deposit Products/Fees
As of 03/13/2024:**

Checking:

Monthly Fee/Service Charge:

NEW

Personal

- Platinum Interest Checking \$1,500 min. bal. \$6/mo.
- Fabulous 50 Interest Checking N/A
- Preferred Benefits Checking \$6.95 per month
- Totally Free Checking N/A
- Health Savings Accounts N/A

Commercial

- Commercial Checking \$1,000 min. bal. \$10/mo.
and \$0.05 per item charge
- Totally Free Business Checking N/A

EXISTING

- Direct Interest Checking N/A
- Regular Checking \$300 min. bal. \$5/mo.
- Hometown Advantage 50 \$300 min. bal. \$5/mo.
- Hometown Advantage 50+ \$0 min. bal/\$4 per mo.
Membership fee
- Hometown Advantage \$100 min. bal. \$7/mo.
- Hometown Advantage + \$0 min. bal/\$5 per mo.
Membership fee
- Student Checking N/A
- NOW Accounts \$500 min. bal. \$5/mo.
- Money Market \$500 min. bal. \$5/mo.
- Business \$1,000 min. bal. \$10/mo.
- Hometown Business Connection N/A
- Estate depends on acct. type
- IOLTA \$10/mo.

Savings:

- Passbook
- Statement
- Certificates of Deposits*
- Christmas Club

Fees:

\$5 min. bal. \$1/mo.
\$5 min. bal. \$1/mo.
N/A
N/A

Individual Retirement Accounts (IRAs)

- Variable Rate
- Certificate of Deposit*

N/A
N/A

*Certificates of Deposit may subject to the following early withdrawal penalties:

- Accounts with original maturities of one year or less will be imposed a penalty equal to three month's interest on the amount of principal withdrawn,
- Accounts with original maturities of more than one year will be imposed a penalty equal to six month's interest on the amount of principal withdrawn.
- Under certain circumstances, such as death or incompetency of the owner, we may waive or reduce the penalty.



THE BANK OF MARION
102 W. MAIN STREET
MARION, VA
(276) 783-3116
1-800-772-1807

ROYAL OAK BRANCH
1600 N. MAIN
MARION, VA
(276) 783-5178

WASHINGTON AVE.
1026 S. MAIN STREET
MARION, VA
(276) 783-6112

THE BANK OF CHILHOWIE
1155 E. LEE HIGHWAY
CHILHOWIE, VA
(276) 646-3900

THE BANK OF RURAL RETREAT
512 N. MAIN STREET
RURAL RETREAT, VA
(276) 686-6306

THE BANK OF GLADE SPRING
656 S. MONTE VISTA DRIVE
GLADE SPRING, VA
(276) 429-5141

THE BANK OF SALTVILLE
101 BANK STREET
SALTVILLE, VA
(276) 496-5446

THE BANK OF HONAKER
36 LIBRARY DRIVE
HONAKER, VA
(276) 873-6811

THE BANK OF SCOTT COUNTY
2768 US HWY. 23N
WEBER CITY, VA
(276) 386-7028

THE BANK OF SCOTT COUNTY
181 E. JACKSON STREET
GATE CITY, VA
(276) 386-1100

THE BANK OF MARION
787 FORT CHISWELL ROAD
SUITE 7
MAX MEADOWS, VA
(276) 637-3675

THE BANK OF DAMASCUS
744 N. BEAVER DAM AVENUE
DAMASCUS, VA
(276) 475-3204

THE TRI-CITY
COMMUNITY BANK
2867 BOONES CREEK ROAD
JOHNSON CITY, TN
(423) 979-1280

THE BANK OF ABINGDON
201 VALLEY STREET NE
ABINGDON, VA
(276) 525-1463

THE BANK OF MARION
7 CLEAR CREEK ROAD
BRISTOL, VA
(276) 644-1270

HOMETOWN FINANCIAL SERVICES
(276) 783-6646

COMMERCIAL LENDING
101 E. MAIN STREET
MARION, VA
(276) 783-3116

REGIONAL MORTGAGE CENTER
111 N. CHURCH STREET
MARION, VA
(276) 783-3116

BANKOFMARIONVA.COM



BANK MLO#449265

COMMON FEATURES

The following fees may be assessed against your account and the
Following transaction limitations, if any, apply to your account.

Replace lost Debit/ATM card	\$3.00
Replace PIN number	\$2.00
Check Printing (fee depends on style of check ordered)	
Cashier's Checks	\$5.00
Deposited checks (and other items) returned unpaid	\$2.00
NSF Paid Item Fee	\$30.00**
NSF Return Item Fee	\$30.00**
Uncollected Funds Fee	\$30.00**
Account research	\$10.00 per hour
Account balancing assistance	\$10.00 per hour
Stop Payments (all items) (checks, ACH, etc.)	\$30.00
Photocopies	\$.25 each
Wire Transfer (Domestic)	\$15.00
Wire Transfer (International)	\$40.00
ACH automatic transfer	\$1.00

**NSF Paid Item Fee/NSF Return Item Fee may include pre-authorized debits, ATM withdrawals and transfers, Point of Sale (POS) transactions, telephone transfers, online payments, Internet Banking transactions, and in-branch withdrawals as well as checks.

We reserve the right to at any time require not less than seven (7) days notice in writing before each withdrawal from an interest bearing account other than a time deposit, or from any other savings account as defined by Regulations D.

For more information, please contact
The Bank of Marion
102 W. Main Street
P.O. Box 1067
Marion VA 24354
(276) 783-3116 or 1-800-772-1807

80% Purchase

The Bank of Marion Regional Mortgage Center
111 North Church Street • Marion, VA 24354

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate

DATE ISSUED
APPLICANTS

LOAN TERM 30 years
PURPOSE Purchase
PRODUCT Fixed Rate
LOAN TYPE Conventional FHA VA
LOAN ID # 92044153
RATE LOCK NO YES

Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on 03/27/2024 at 5:00 p.m. EST

PROPERTY

SALE PRICE \$400,000.00

Loan Terms

Can this amount increase after closing?

Loan Amount	\$320,000	NO
Interest Rate	6.99%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$2,126.82	NO
Prepayment Penalty	Does the loan have these features? NO	
Balloon Payment	NO	

Projected Payments

Payment Calculation	Years 1-30	
Principal & Interest	\$2,126.82	
Mortgage Insurance	+	0
Estimated Escrow <i>Amount can increase over time</i>	+	405
Estimated Total Monthly Payment	\$2,532	

Estimated Taxes, Insurance & Assessments <i>Amount can increase over time</i>	\$405 a month	This estimate includes	In escrow?
		<input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i>	YES YES

Costs at Closing

Estimated Closing Costs	\$8,463	Includes \$1,879 in Loan Costs + \$6,587 in Other Costs - \$3 in Lender Credits. See page 2 for details.
Estimated Cash to Close	\$80,463	Includes Closing Costs. See Calculating Cash to Close on page 2 for details.

Visit www.consumerfinance.gov/mortgage-estimate for general information and tools.

Closing Cost Details

Loan Costs

A. Origination Charges \$0
 % of Loan Amount (Points)

B. Services You Cannot Shop For \$367
 Appraisal \$350
 Credit Report \$3
 Flood Determination \$14

C. Services You Can Shop For \$1,512
 Title - Abstract or Title Search \$350
 Title - Lender's Title Insurance \$962
 Title - Title - Settlement & Closing Agent Fee \$200

D. TOTAL LOAN COSTS (A + B + C) \$1,879

Other Costs

E. Taxes and Other Government Fees \$2,511
 Recording Fees and Other Taxes \$111
 Transfer Taxes \$2,400

F. Prepaids \$1,200
 Homeowner's Insurance Premium (12 months) \$1,200
 Mortgage Insurance Premium (months)
 Prepaid Interest (per day for days @)
 Property Taxes (months)

G. Initial Escrow Payment at Closing \$2,028
 Homeowner's Insurance \$100.00 per month for 2 mo. \$200
 Mortgage Insurance per month for mo.
 Property Taxes \$304.74 per month for 6 mo. \$1,828

H. Other \$848
 Title - Owner's Title Insurance (optional) \$848

I. TOTAL OTHER COSTS (E + F + G + H) \$6,587

J. TOTAL CLOSING COSTS \$8,463

D + I \$8,466
 Lender Credits -\$3

Calculating Cash to Close

Total Closing Costs (J) \$8,463
 Closing Costs Financed (Paid from your Loan Amount) \$0
 Down Payment/Funds from Borrower \$80,000
 Deposit -\$8,000
 Funds for Borrower \$0
 Seller Credits \$0
 Adjustments and Other Credits \$0
Estimated Cash to Close \$80,463

Additional Information About This Loan

LENDER The Bank of Marion Regional Mortgage Center
NMLS/_LICENSE ID 449265
LOAN OFFICER Jason Null
NMLS/_LICENSE ID 452668
EMAIL jasonn@bomva.com
PHONE (276) 783 - 3116

MORTGAGE BROKER
NMLS/_LICENSE ID
LOAN OFFICER
NMLS/_LICENSE ID
EMAIL
PHONE

Comparisons	Use these measures to compare this loan with other loans.	
In 5 Years	\$129,488 \$18,811	Total you will have paid in principal, interest, mortgage insurance, and loan costs. Principal you will have paid off.
Annual Percentage Rate (APR)	6.99%	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	139.267%	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

Other Considerations

- Appraisal** We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost.
- Assumption** If you sell or transfer this property to another person, we
 will allow, under certain conditions, this person to assume this loan on the original terms.
 will not allow assumption of this loan on the original terms.
- Late Payment** If your payment is more than 15 days late, we will charge a late fee of 5 percent of the the overdue payment of principal and interest. However, this charge will not be greater than \$50.00.
- Refinance** Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.
- Servicing** We intend
 to service your loan. If so, you will make your payments to us.
 to transfer servicing of your loan.

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Date

Date

The Bank of Marion Regional Mortgage Center
111 North Church Street · Marion, VA 24354

Save this Loan Estimate to compare with your Closing Disclosure.

Loan Estimate

DATE ISSUED 01/30/2024
APPLICANTS

LOAN TERM 30 years
PURPOSE Refinance
PRODUCT Fixed Rate
LOAN TYPE Conventional FHA VA
LOAN ID # Copy_92042921
RATE LOCK NO YES

Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on 01/17/2024 at 5:00 p.m. EST

PROPERTY

EST. PROP. VALUE \$453,000.00

Loan Terms		
Loan Amount	\$362,400	Can this amount increase after closing? NO
Interest Rate	8.24%	NO
Monthly Principal & Interest <small>See Projected Payments below for your Estimated Total Monthly Payment</small>	\$2,720.04	NO
Prepayment Penalty		Does the loan have these features? NO
Balloon Payment		NO

Projected Payments		
Payment Calculation	Years 1-30	
Principal & Interest	\$2,720.04	
Mortgage Insurance	+	0
Estimated Escrow <small>Amount can increase over time</small>	+	233
Estimated Total Monthly Payment	\$2,953	
Estimated Taxes, Insurance & Assessments <small>Amount can increase over time</small>	\$233 a month	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <small>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</small>
		In escrow? YES YES

Costs at Closing		
Estimated Closing Costs	\$4,398	Includes \$1,627 in Loan Costs + \$2,774 in Other Costs - \$3 in Lender Credits. See page 2 for details.
Estimated Cash to Close	\$6,002	Includes Closing Costs. See Calculating Cash to Close on page 2 for details. <input type="checkbox"/> From <input checked="" type="checkbox"/> To Borrower

Visit www.consumerfinance.gov/mortgage-estimate for general information and tools.



Closing Cost Details

Loan Costs

A. Origination Charges \$0
 % of Loan Amount (Points)

B. Services You Cannot Shop For \$367
 Appraisal \$350
 Credit Report \$3
 Flood Determination \$14

C. Services You Can Shop For \$1,260
 Title - Abstract or Title Search \$175
 Title - Lender's Title Insurance \$1,085

D. TOTAL LOAN COSTS (A + B + C) \$1,627

Other Costs

E. Taxes and Other Government Fees \$65
 Recording Fees and Other Taxes \$65
 Transfer Taxes

F. Prepays \$1,440
 Homeowner's Insurance Premium (12 months) \$1,440
 Mortgage Insurance Premium (months)
 Prepaid Interest (per day for days @)
 Property Taxes (months)

G. Initial Escrow Payment at Closing \$1,269
 Homeowner's Insurance \$105.00 per month for 6 mo. \$630
 Mortgage Insurance per month for mo.
 Property Taxes \$127.80 per month for 5 mo. \$639

H. Other \$0

I. TOTAL OTHER COSTS (E + F + G + H) \$2,774

J. TOTAL CLOSING COSTS \$4,398

D + I \$4,401
 Lender Credits - \$3

Calculating Cash to Close

Loan Amount \$362,400
 Total Closing Costs (J) - \$4,398
 Estimated Total Payoffs and Payments - \$352,000
 Estimated Cash to Close From To Borrower \$6,002

Estimated Closing Costs Financed
 (Paid from your Loan Amount) \$4,398

Additional Information About This Loan

LENDER The Bank of Marion Regional Mortgage Center
NMLS/_ LICENSE ID 449265
LOAN OFFICER Jason Null
NMLS/_ LICENSE ID 452668
EMAIL jasonn@bomva.com
PHONE (276) 783 - 3116

MORTGAGE BROKER
NMLS/_ LICENSE ID
LOAN OFFICER
NMLS/_ LICENSE ID
EMAIL
PHONE

Comparisons	Use these measures to compare this loan with other loans.	
In 5 Years	\$164,829 \$17,121	Total you will have paid in principal, interest, mortgage insurance, and loan costs. Principal you will have paid off.
Annual Percentage Rate (APR)	8.24%	Your costs over the loan term expressed as a rate. This is not your interest rate.
Total Interest Percentage (TIP)	170.204%	The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

Other Considerations

- Appraisal** We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost.
- Assumption** If you sell or transfer this property to another person, we
 will allow, under certain conditions, this person to assume this loan on the original terms.
 will not allow assumption of this loan on the original terms.
- Late Payment** If your payment is more than 15 days late, we will charge a late fee of 5 percent of the the overdue payment of principal and interest. However, this charge will not be greater than \$50.00.
- Liability after Foreclosure** Taking this loan could end any state law protection you may currently have against liability for unpaid debt if your lender forecloses on your home. If you lose this protection, you may have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- Refinance** Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.
- Servicing** We intend
 to service your loan. If so, you will make your payments to us.
 to transfer servicing of your loan.

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By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

_____ Date

_____ Date

