



Borrower: Mac Vanpelt
 302 4TH AVE SE
 INDEPENDENCE, IA 50644

ANNUAL PERCENTAGE RATE The cost of your credit as a yearly rate.	FINANCE CHARGE The dollar amount the credit will cost you.	Amount Financed The amount of credit provided to you or on your behalf.	Total of Payments The amount you will have paid after you have made all payments as scheduled.
13.4369%	\$1,625.00	\$1,975.00	\$3,600.00
PAYMENT SCHEDULE			
Number of Payments	Amount of Payments	When Payments are Due	
120 months	\$30.00	Monthly beginning on November 20, 2025	
SECURITY. A security interest is being given on a Savings Account held at Austin Capital Bank.			
REQUIRED DEPOSIT DISCLOSURE. The annual percentage rate does not take into account your required deposit.			
LATE CHARGE. If a payment is 15 days or more late, you will be charged 4% of the payment			
PREPAYMENT. If you pay off early, you will not be entitled to a refund of the prepaid finance charges, and you may have to pay a minimum finance charge.			
You should look at your contract documents for any additional information about nonpayment, default, any required repayment in full before the scheduled date, and prepayment refunds.			

Amount Financed Itemization

Funds Credited to Savings Account:	\$2000.0
Note Principal:	\$2000.0
Prepaid Finance Charges:	
In Cash:	
Administrative Fee	\$25.00
Amount Financed:	\$1,975.00



PROMISSORY NOTE

Borrower: Mac Vanpelt
302 4TH AVE SE
INDEPENDENCE, IA 50644

Lender: Austin Capital Bank
3305 Steck Ave, Suite 275
Austin, TX 78757

Account Number 8A78749660

Principal Amount: \$2000.0

Interest Rate: 13.1167% Date of Note: October 20, 2025

PROMISE TO PAY. I (“Borrower”) jointly and severally promise to pay to Austin Capital Bank (“Lender”), or order, in lawful money of the United States of America, the principal amount of Two Thousand dollars and 00 cents (\$2000.0) or so much as may be outstanding.

PAYMENT. I will pay this loan in One Hundred Twenty equal installments of \$30.00 each, beginning November 20, 2025, with all subsequent payments to be due on the same day of each month after that. Unless otherwise agreed or required by applicable law, payments will be applied to any attorney’s fees, legal expenses or other costs, late fees, interest and principal, in the order determined by Lender in its sole discretion. I will pay Lender at Lender’s address shown above or at such other place as Lender may designate in writing.

INTEREST CALCULATION METHOD. Interest on this Note is computed using the true daily earnings method, which computes the interest charge by applying a daily rate to the unpaid balance of the principal amount. The earned finance charge is computed by multiplying the daily rate by the number of days the principal balance is outstanding.

PREPAYMENT I may pay without penalty all or a portion of the amount owed earlier than it is due. Early payments will not, unless agreed to by Lender in writing, relieve me of my obligation to continue to make payments of accrued unpaid interest. Rather, early payments will reduce the principal balance due. I agree not to send Lender payments marked “paid in full”, “without recourse”, or similar language. If I send such a payment, Lender may accept it without losing any of Lender’s rights under this Note, and I will remain obligated to pay any further amount owed to Lender. All written communications concerning disputed amounts, including any check or other payment instrument that indicates that the payment constitutes “payment in full” of the amount owed or that is tendered with other conditions or limitations or as full satisfaction of a disputed amount must be mailed or delivered to: Credit Strong, a Division of Austin Capital Bank, 3305 Steck Ave, Suite 275, Austin, TX 78757.

LATE CHARGE. If a payment is 15 days or more late, I will be charged a **late fee of 4%** of the payment amount.

INTEREST AFTER DEFAULT. Upon maturity, whether scheduled or accelerated by Lender because of my default, the interest rate on this Note shall not be increased.

COLLATERAL. This note is secured by a security interest in a deposit account further described in a security agreement having the same date as this note.

DEFAULT. I will be in default under this Note if any of the following happens:

Payment Default. I fail to make any payment when due under this note.

False Statements. Any representation or statement made or furnished to Lender by me or on my behalf under this Note or the related documents is false or misleading in any material respect, either now or at the time made or furnished.

Death or Insolvency. Any Borrower dies or becomes insolvent; a receiver is appointed for any part of my property; I make an assignment for the benefit of creditors; or any proceeding is commenced either by me or against me under any bankruptcy or insolvency laws.

Taking of the Property. Any creditor or governmental agency tries to take any of the property in which Lender has a lien including taking of, garnishing of or levying on my account which secures this Note. However, if I dispute in good faith whether the claim on which the taking of the property is based is valid or reasonable, and if I give Lender written notice of the claim and furnish Lender with monies or a surety bond satisfactory to Lender to satisfy the claim, then this default provision will not apply.

LENDER’S RIGHTS. Upon default, Lender may declare the entire unpaid principal balance under this Note and all accrued unpaid interest immediately due, and then I will pay that amount.

DEFAULT LIQUIDATION OF COLLATERAL. If the loan is in default, any collateral I have pledged/assigned to secure the loan may be liquidated by the Lender and the proceeds of such liquidation will be used to repay any amounts owing to the Lender.

CANCELLATION OF E-DISCLOSURES. Lender will provide statements and agreements for this loan in electronic format. If Borrower cancels or withdraws consent to electronic disclosures after accepting this loan agreement, this loan will be cancelled. Funds owed on this loan will be set off by amounts in Borrower's deposit account, and any remaining available funds in Borrower's deposit account will be distributed to Borrower via ACH or debit card transaction.

ATTORNEYS' FEES; EXPENSES. Lender may hire or pay someone else to help collect this Note if I do not pay. Unless otherwise prohibited by applicable state law, I will pay Lender attorneys' fees assessed by a court and any court costs, in addition to all other sums provided by law.

BORROWER'S ATTORNEYS' FEES FOR LOANS SUBJECT TO NEW HAMPSHIRE LAW OR NEW YORK LAW. For loans to New York or New Hampshire residents, if I prevail in an action, then Lender will pay my attorneys' fees assessed by a court. If I successfully defend against an action by Lender a court may award me reasonable attorneys' fees. If I am successful in mounting a partial defense, counterclaim, recoupment or setoff, a court may withhold all or a portion of Lender's attorney fees.

DISHONORED ITEM FEE. I will pay a fee to Lender of **\$14.00** if I make a payment and the check or preauthorized charge with which I pay is later dishonored.

GOVERNING LAW. This Note will be governed by federal law applicable to Lender and the usury law of the State of Texas, the state of domicile for Lender.

COUNTERPARTS. This document may be executed in any number of counterparts, each of which shall be deemed to be an original, as against any party whose signature appears thereon, and all of which together constitute one and the same instrument. This document shall become binding when one or more counterparts hereof, individually, or taken together, shall bear the signature of all the parties reflected hereon as the signatories.

SUCCESSOR INTERESTS. The terms of this Note shall be binding upon me, and upon my heirs, personal representatives, successors and assigns, and shall inure to the benefit of Lender and its successors and assigns.

NOTIFY US OF INACCURATE INFORMATION WE REPORT TO CONSUMER REPORTING AGENCIES. I may notify Lender if Lender reports any inaccurate information about my account(s) to a consumer reporting agency. My written notice describing the specific inaccuracy(ies) should be sent to Lender at the following address: Credit Strong, a Division of Austin Capital Bank, 3305 Steck Ave, Suite 275, Austin, TX 78757.

GENERAL PROVISIONS. If any part of this note cannot be enforced, this fact will not affect the rest of the Note. Lender may delay or forgo enforcing any of its rights or remedies under this Note without losing them. I and any other person who signs, guarantees or endorses this Note, to the extent allowed by law, waive presentment, demand for payment, and notice of dishonor. However, I may be entitled to notice of default and may have the right to cure as provided by law. Upon any change in the terms of this Note, and unless otherwise expressly stated in writing, no party who signs this Note, whether as maker, guarantor, accommodation maker or endorser, shall be released from liability. All such parties agree that Lender may renew or extend (repeatedly and for any length of time) this loan or release any party or guarantor or collateral; or impair, fail to realize upon or perfect Lender's security interest in the collateral. All such parties also agree that Lender may modify this loan without the consent or notice to anyone other than the party with whom the modification is made. The obligations under this Note are joint and several. This means that the words "I", "me", and "my" mean each and all of the persons signing below.

NO ORAL AGREEMENTS: This written loan agreement represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties.

NOTICE TO CONSUMER: 1. Do not sign this paper before you read it. 2. You are entitled to a copy of this paper. 3. You may prepay the unpaid balance at any time without penalty and may be entitled to receive a refund of unearned charges in accordance with law.

Borrower:

Digitally signed by Mac Vanpelt

Date: 10/20/2025 19:28 PM

94.0.79.226

See the following pages for state required notices for Alaska, Rhode Island and Maryland.



NOTICE TO ALASKA RESIDENTS

Loan Amount: \$2000.0
Loan Date: 10/20/2025
Maturity: 10/20/2035
Collateral: Savings Account 7A78749660

Borrower Name and Address:

Mac Vanpelt
302 4TH AVE SE
INDEPENDENCE, IA 50644

Although Austin Capital Bank, SSB is exempt from several of the below requirements, we are required to provide you a printed copy of the following Alaska Statutes:

Sec. 06.20.230. Maximum interest permitted.

- (a) A licensee may lend any sum of money not exceeding \$25,000 and may charge, contract for, and receive on the loan interest at a rate not exceeding three percent a month on that part of the unpaid principal balance of a loan not in excess of \$850; two percent a month on the unpaid principal balance exceeding \$850 but not exceeding \$10,000; and at a rate agreed by contract on the remainder of any unpaid principal balance exceeding \$10,000 but not exceeding \$25,000.
- (b) Notwithstanding the provisions of (a) of this section, a licensee who makes open-end loans under this chapter may charge, contract for, and receive interest at a rate not exceeding three percent a month on that part of the unpaid principal balance of a loan not in excess of \$850; two percent a month on the unpaid principal balance exceeding \$850 but not exceeding \$10,000; and at a rate agreed by contract on the remainder of any unpaid principal balance exceeding \$10,000 but not exceeding \$25,000.
- (c) Interest on loans under (b) of this section shall be computed according to the actuarial method on the entire unpaid principal balance as determined under [AS 06.20.285\(b\)](#).

Sec. 06.20.240. Loans for purpose of obtaining higher interest.

A licensee may not induce or permit a person, or a husband and wife jointly or severally, to split up or divide a loan or to become obligated, directly or contingently or both, under more than one loan contract at the same time, for the purpose or with the result of obtaining a higher rate of interest than would otherwise be permitted by [AS 06.20.230](#). However, a licensee may enter into new or different loan transactions with the borrower or the borrower's spouse at a different time so long as the purpose of the additional transaction does not violate this section.

Sec. 06.20.250. Payments and interest.

- (a) Interest may not be paid, deducted, or received in advance. Except for open-end loans made under [AS 06.20.285](#), interest shall be computed and paid only on unpaid principal balances and may not be compounded; however, if part or all of the consideration for a loan contract is the unpaid principal balance of a prior loan, the principal amount payable under the loan contract may include any unpaid charges on the prior loan that have accrued within 60 days before the making of the loan contract. The maximum interest permitted on loans made under this chapter shall be computed on the basis of the number of days actually elapsed. For the purpose of these computations a month is any period of 30 consecutive days.
- (b) A licensee may compute interest for a loan as provided in this chapter on an interest-bearing or actuarial basis either at the rates stated in [AS 06.20.230](#) or at the single annual percentage rate that would earn the same finance charge as the rates stated in [AS 06.20.230](#) when the debt is paid according to the agreed terms and the calculations made according to the actuarial method.
- (c) Except for open-end loans under [AS 06.20.285](#), a licensee may not enter into a contract for a loan that provides for a scheduled repayment of principal over more than the maximum terms set out below opposite the respective size of loans.

Principal amount of loan	Maximum term
up to \$1,000,	24 and 1/2 months
Over \$1,000 to \$2,500,	48 and 1/2 months

Over \$2,500 to \$5,000, 60 and 1/2 months
Over \$5,000 to \$25,000, as agreed to by the parties

- (d) Loan contracts must provide for substantially equal payments, and the payments must be due at least once a month, with the first payment beginning not later than 45 days from the date the loan is made.
- (e) If the irregular payment is confirmed in writing by the borrower, and the method of repayment is consistent with the maximum term and annual interest rate provided in this chapter, and if a borrower demonstrates sufficient seasonal or extraordinary income to support repayment of a loan, the loan contract may provide for irregular payments and first payment extensions greater than 45 days from the date the loan is made.

Sec. 06.20.260. Charges prohibited.

- (a) A further or other charge or amount for an examination, service, brokerage commission, expense, fee, bonus, or other thing may not be directly or indirectly charged, contracted for, or received except
 - (1) lawful fees actually paid out by the licensee to a public officer for filing, recording, or releasing any instrument securing the loan, or premiums payable for insurance in lieu of perfecting a security interest if the premiums do not exceed the fees that would otherwise normally be incurred for perfecting, filing, recording, and releasing the security interest, or for transferring certificate of title to a motor vehicle securing the lien or noting a lien on that certificate;
 - (2) premiums actually paid out for insurance on any one or combination of the following: pledged property of the borrower, or consumer credit insurance; in this paragraph, "consumer credit insurance" has the meaning given in [AS 21.57.160](#);
 - (3) taxable costs and expenses to which the licensee becomes entitled under general law in any court proceedings to collect a loan or to realize on the security after default;
 - (4) for loans of \$10,000 or less that are secured by an interest in real estate, reasonable costs and fees paid by a licensee for appraisals, surveys, and title insurance or reports;
 - (5) for loans over \$10,000, whether or not secured by an interest in real estate, reasonable costs and fees paid by a licensee for appraisals, surveys, title insurance or reports, and credit reports;
 - (6) a late payment fee of not more than 10 percent of the payment that is due or \$25, whichever is less;
 - (7) a fee for dishonored checks not to exceed \$25 for each dishonored check;
 - (8) reasonable attorney fees, actual expenses, and costs incurred in connection with the collection of a delinquent debt or a foreclosure if the collection or foreclosure is referred to an attorney who is not a salaried employee of the licensee and the balance then owing on the debt exceeds \$5,000;
 - (9) actual expenses and costs incurred in connection with a repossession.
- (b) A licensee may collect the charges permitted



NOTICE TO RHODE ISLAND RESIDENTS

Loan Amount: \$2000.0
Loan Date: 10/20/2025
Maturity: 10/20/2035
Interest Rate: 13.1167%
Collateral: Savings Account 7A78749660

Name and Address of Borrower:

Mac Vanpelt
302 4TH AVE SE
INDEPENDENCE, IA 50644

Name and Address of Lender:

Austin Capital Bank
3305 Steck Ave, Suite 275
Austin, TX 78757

Although Austin Capital Bank, SSB is exempt from several of the below requirements, Rhode Island law requires us to deliver a statement of the following provisions:

Rhode Island General Laws

§ 19-14.2-8. Maximum loan and interest rate

Every small loan lender may lend up to \$5,000 in the aggregate to one borrower and may charge, contract for, and receive on the loan interest on the unpaid principal balance on a loan at a rate not greater than the following:

- (1) For loans of \$300 or less, 3% per month;
- (2) For loans greater than \$300, but not more than \$800, 2.5% per month; and
- (3) For loans greater than \$800, but not more than \$5,000, 2%

§ 19-14.2-11. Maximum term of small loans

No small loan lender shall enter into any contract of loan under this chapter of \$1,000 or less, excluding charges, that has a term of more than 25 months. No small loan lender shall enter into any contract of loan greater than \$1,000 but not more than \$5,000 but not exceeding five thousand dollars (\$5,000), excluding charges, that has a term of more than 60 months. Every small loan contract shall provide for repayment of the loan in substantially equal installments at approximately equal periodical intervals of time.



NOTICE TO MARYLAND RESIDENTS

Loan Amount: \$2000.0
Loan Date: 10/20/2025
Maturity: 10/20/2035
Collateral: Savings Account 7A78749660

Borrower Name and Address:
Mac Vanpelt
302 4TH AVE SE
INDEPENDENCE, IA 50644

We are required to provide to you a printed copy of the following Maryland Commercial Code Provisions:

MD Code, Commercial Law, § 12-306. Interest

- (a) (1) Except as provided in subsections (b) and (c) of this section, a lender may charge interest on a loan at a rate not more than the rates specified in this subsection.
- (b) (1) For any loan with an original principal balance of \$2,000 or less, the maximum interest rate is:
 - (i) 2.75 percent interest per month on that part of the unpaid principal balance not more than \$500;
 - (ii) 2 percent interest per month on that part of the unpaid principal balance that is more than \$500 but not more than \$700; and
 - (iii) 1.25 percent interest per month on that part of the unpaid principal balance that is more than \$700.
- (2) For any loan with an original principal balance of more than \$2,000 and not more than \$3,500, the maximum interest rate is 1.75 percent interest per month on the unpaid principal balance of the loan.
- (3) For any loan with an original principal balance of more than \$3,500 and not more than \$5,000, the maximum interest rate is 1.5 percent interest per month on the unpaid principal balance of the loan.
- (4) For any loan with an original principal balance of more than \$5,000, the maximum interest rate is 1.35 percent interest per month on the unpaid principal balance of the loan.
- (5) Notwithstanding the provisions of paragraphs (2) through (5) of this subsection on any loan made on or after July 1, 1982, a lender under this subtitle may charge interest not exceeding the following rates:
 - (i) For any loan with an original principal balance of \$2,000 or less, 2.75 percent interest per month on that part of the unpaid principal balance not more than \$1,000 and 2 percent interest per month on that part of the unpaid principal balance that is more than \$1,000;
 - (ii) For any loan with an original principal balance of more than \$2,000, the maximum rate of interest is 2 percent per month on the unpaid principal balance of the loan.
- (6) A loan may be made pursuant to paragraph (6) of this subsection provided that:
 - (i) If the loan is a renewal or refinancing of a loan made prior to July 1, 1982, the lender complies with § 12-116 of this title;
 - (ii) If the loan includes a provision for a rate of interest which may be adjusted by the lender during the term of the loan, the lender complies with § 12-118 of this title;
 - (iii) Upon the borrower's default, if the loan is secured by personal property, the lender complies with § 12-115 of this title concerning repossession and redemption of the goods securing the loan; and
 - (iv) The loan does not include a balloon payment, unless payment in full is due on demand or in 1 year or less.
- (c) If any principal balance remains unpaid 6 months after the loan matures as originally scheduled or deferred, the lender may not contract for, charge, or receive interest at a rate exceeding 6 percent simple interest per annum on the actual unpaid principal balances from time to time.
- (d) If the lender refinances a loan in the ordinary course of business, he may not add to the principal balance or deduct from the proceeds of the new loan more than 60 days' interest then due.

- (e) (d)(1) The lender shall compute interest on the actual unpaid principal balances outstanding from time to time, and he may not contract for, charge, or receive interest in advance or compounded interest.
- (f) (2) For each day on which an unpaid principal balance is outstanding, the lender may charge on that unpaid balance $\frac{1}{30}$ th[e] of the interest permitted under this subtitle to be charged for 1 month.
- (g) (3) For purposes of this section, each of the 12 calendar months in the year shall be treated as having 30 days, as follows:
 - (h) The last day of each month which has 31 days shall be omitted; and
 - (i) (ii) The necessary number of days shall be added at the end of February to make 30 days.
- (j) (e) The maximum term of any loan made under this subtitle may not exceed:
 - (1) For any loan with an original principal balance of \$700 or less, 30 months and 15 days;
 - (2) For any loan with an original principal balance of more than \$700 but less than \$2,000, 36 months and 15 days; and
 - (3) For any loan with an original principal balance of \$2,000 or more, 72 months and 15 days.

MD Code, Commercial Law, § 12-307. Certain fees

- (a) At the time a loan is made, a lender may collect from the borrower:
 - (1) As to any item of the total property that secures a loan:
 - (i) The fees paid to a public official or governmental agency for recording or satisfying a mortgage, encumbrance, or lien on any property securing the loan; or
 - (ii) An equal or lesser amount for nonfiling insurance premium on any property, or portion of the property, that is not recorded if:
 - 1. The Insurance Commissioner approves the rates; and
 - 2. A commission is not paid on the policy; and
 - 3. The title insurance premiums or reasonable attorney's fees paid for searching and insuring the title to any real property securing the loan.
- (b) A lender may collect from the borrower a fee not exceeding \$15 if payment is made with a check that is dishonored on the second presentment.

MD Code, Commercial Law, § 12-312. Insurance

- (a) (1) In this section the following words have the meanings indicated.
 - (2) "Covered loan" means a mortgage loan made under this subtitle that meets the criteria for a loan subject to the federal Home Ownership Equity Protection Act set forth in 15 U.S.C. § 1602(bb), as modified from time to time by Regulation Z, 12 C.F.R. Part 1026, except that the comparison percentages for the mortgage loan shall be one percentage point less than those specified in 15 U.S.C. § 1602(bb), as modified from time to time by Regulation Z, 12 C.F.R. Part 1026.
 - (3) "Credit health insurance" has the meaning stated in § 13-101 of the Insurance Article.
 - (4) "Credit involuntary unemployment benefit insurance" has the meaning stated in § 13-101 of the Insurance Article.
 - (5) (i) "Credit life insurance" means insurance on the life of a borrower that provides indemnity for repayment of a specific loan or credit transaction on the death of the borrower.
 - (ii) "Credit life insurance" does not include life insurance payable to a beneficiary designated by the borrower other than the obligee of a specific loan or credit transaction.
 - (6) "Mortgage loan" has the meaning stated in § 11-501 of the Financial Institutions Article.
 - (7) "Premium" has the meaning stated in § 1-101 of the Insurance Article.
 - (8) "Single premium coverage" means insurance for which the total premium is payable in one lump sum at or before the time coverage commences.
- (b) Subject to the provisions of this section, a lender may collect from the borrower, at the option of the borrower, the premiums paid for:
 - (1) Insurance covering any real or personal property pledged as security for the loan;
 - (2) Credit health insurance covering any one or more borrowers, if the insurance does not provide for benefits exceeding the actual period of disability;
 - (3) Credit life insurance:

- (ii) Covering any one borrower for any loan under \$700 in value or amount; or
 - (iii) Covering any one or more borrowers for any loan of \$700 or more in value or amount; and
 - (4) Credit involuntary unemployment benefit insurance covering any one borrower, if the insurance:
 - (ii) Does not provide for benefits exceeding the actual period of unemployment; and
 - (iii) Is not contingent upon the purchase of any other type of insurance permitted under this subtitle.
 - (c) (1) A lender may not require that the insurance be purchased through a particular insurance producer or insurance company.
 - (2) The lender may:
 - (ii) Assist an applicant or act with the applicant in forwarding an application to an insurance producer; and
 - (iii) Receive and transmit premiums or other identifiable charges for the insurance.
 - (3) Subject to subsection (e) of this section, at the option of the borrower, a lender may be coinsured or protected to the extent of his interest by a mortgagee clause.
 - (d) (1)(i) Subject to subsection (e) of this section, the amount of property insurance may not exceed either the reasonable value of the property insured or the originally scheduled total of payments under the loan contract.
 - (ii) The terms and conditions of the property insurance policy shall be filed with and approved by the Insurance Commissioner.
 - (iii) Property insurance may be provided by the lender if the borrower, at the time the loan is made, fails to furnish a loss payable endorsement for the protection of the lender in an amount sufficient to cover the amount of the loan or the value of the property securing the loan, whichever is less.
 - (iv) If, however, within 30 days of the inception date of the loan, the borrower does provide a loss payable endorsement for the protection of the lender, and no claim has been filed under the coverage purchased, the lender shall cancel the property insurance on the loan and shall refund the entire original property insurance premium to the borrower.
 - (v) A lender providing property insurance under this section shall give the borrower, at the time the loan is made, a written notice of the borrower's right to provide a loss payable endorsement for the protection of the lender and the borrower's right to a refund of the entire property insurance premium.
 - (2) Credit health insurance shall provide for:
 - (i) Benefits not exceeding the then scheduled unpaid total of payments of the loan;
 - (ii) A waiting period of at least 14 days; and
 - (iii) Periodic benefits, the amount of each of which may not exceed the originally scheduled total of payments under the loan contract, divided by the number of installments.
 - (3) The amount of credit life insurance in force may not exceed the unpaid principal but shall include all accrued interest under the loan contract.
 - (4) Credit involuntary unemployment benefit insurance shall provide that, in the event of involuntary loss of employment, the aggregate amount of periodic benefits payable in the event of involuntary loss of employment, as defined in the policy, may not exceed the then scheduled unpaid total of payments of the loan.
 - (5) (i) Except as provided in this paragraph, a person making a covered loan may not finance as a part of the covered loan transaction single premium coverage for:
 - 1. Credit health insurance;
 - 2. Credit involuntary unemployment benefit insurance; or
 - 3. Credit life insurance.
 - (ii) Nothing in this paragraph shall prohibit the financing of any insurance coverage in connection with a mobile home or its premises, as those terms are defined in § 8A-101 of the Real Property Article.
- (e) (1) In this subsection, "property insurance coverage" means property insurance against losses caused by perils that commonly are covered in insurance policies described with terms similar to "standard fire" or "standard fire with extended coverage".
- (2) (i) A lender may not require a borrower, as a condition to receiving or maintaining a loan secured by a first mortgage or first deed of trust, to provide or purchase property insurance coverage against risks to any improvements on any real property in an amount exceeding the replacement value of improvements on the real property.
- (ii) In determining the replacement value of the improvements on any real property, the lender may:
- 1. Accept the value placed on the improvements by the insurer; or

2. Use the value placed on the improvements that is determined by the lender's appraisal of the real property.
- (3) A violation of this subsection or of subsection (c)(1) of this section shall entitle the borrower to seek:
 - (i) An injunction to prohibit the lender who has engaged or is engaging in the violation from continuing or engaging in the violation;
 - (ii) Reasonable attorney's fees; and
 - (iii) Damages directly resulting from the violation.
- (4) A violation of this subsection or of subsection (c)(1) of this section does not affect the validity of the first mortgage or first deed of trust securing the loan.
- (f) Under this subtitle, insurance may be obtained only:
 - (1) From an insurance company qualified to do business in the State; and
 - (2) At rates not exceeding those approved by the Insurance Administration.
- (g) Within 25 days after a lender has charged for any insurance in connection with a loan, he shall deliver a copy of the appropriate policy or certificate to the borrower.



ASSIGNMENT OF COLLATERAL

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the undersigned hereby assigns and transfers to Austin Capital Bank SSB (the "Assignee") the deposit account held by the undersigned with Austin Capital Bank at which deposit account is maintained bearing account number 7A78749660 (the "Deposit Account") as a general and continuing collateral security for payment of all existing and future indebtedness and liability of the undersigned to the Assignee wheresoever and howsoever incurred and any ultimate unpaid balance thereof, and as a first and prior claim upon the Deposit Account. The undersigned further agrees as follows:

The Assignee may collect, realize, sell or otherwise deal with the Deposit Account or any part thereof in such manner, upon such terms and conditions and at such time or times as may seem to it advisable and without notice to the undersigned (except as otherwise required by any applicable law), and may charge on its own behalf and pay to others reasonable sums for expenses incurred and for services rendered (expressly including legal advice and services) in or in connection with collecting, realizing, selling or obtaining payment of the Deposit Account and may add the amount of such sums to the indebtedness of the undersigned.

The Assignee shall not be liable or accountable for any failure to collect, realize, sell or obtain payment of the Deposit Account or any part thereof and shall not be bound to institute proceedings for the purpose of collecting, realizing or obtaining payment of the same or for the purpose of preserving any rights of the Assignment, the undersigned or any other person, firm or corporation in respect of the same.

The Assignee may grant extensions of time and other indulgences, take and give up securities, accept compositions, grant releases and discharges and otherwise deal with the undersigned, debtors of the undersigned, sureties and others and with the Deposit Account and other securities as the Assignee may see fit without prejudice to the liability of the undersigned or the Assignee's right to hold and realize this security.

All moneys collected or received by the undersigned in respect of the Deposit Account shall be received as trustee for the Assignee and shall be forthwith paid to the Assignee.

All moneys collected or received by the Assignee in respect of the Deposit Account may be applied on account of such parts of the indebtedness and liability of the undersigned as to the Assignee seems best or in the discretion of the Assignee may be released to the undersigned, all without prejudice to the Assignee's claims upon the undersigned.

The undersigned shall from time to time forthwith on request furnish to the Assignee in writing all information requested relating to the Deposit Account and the Assignee shall be entitled from time to time to inspect the aforesaid securities, bills, notes, books, papers and other documents or take temporary custody thereof.

The undersigned shall from time to time forthwith on the Assignee's request do, make and execute all such financing statements, further assignments, documents, acts, matters and things as may be required by the Assignee of or with respect to the Deposit Account or any part thereof or as may be required to give effect to these presents, including, but not limited to obtaining waivers and subordinations of interests in the Deposit Account from any persons having a prior claim or interest thereto. The undersigned hereby constitutes and appoints the Assignee the true and lawful attorney of the undersigned irrevocable with full power or substitution to do, make and execute all such statements, assignments, documents, acts, matters or things with the right to use the name of the undersigned whenever and wherever it may be deemed necessary or expedient.

The provisions hereof shall ensure to the benefit of the successors and assigns of the Assignee and shall be binding upon the respective heirs, executors, administrators, successors, and assigns of the undersigned.

Digitally signed by Mac Vanpelt

Date: 10/20/2025 19-28 PM

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