

## Truth In Savings Disclosure Addendum for the Ohio Homebuyer Plus Savings Account

Congratulations on opening your Kemba Credit Union, Inc. (“Kemba”) Ohio Homebuyer Plus Savings Account. This is a special homeownership savings account via a linked deposit program, operating under the name Ohio Homebuyer Plus. It was created by Ohio House Bill 33 of the 135<sup>th</sup> General Assembly. This program permits eligible Ohioans to participate in premium savings accounts to accumulate the financial resources needed for the down payment and closing costs associated with the purchase of a home. Your Home Buyer Plus Savings Account is subject to the general Terms and Conditions for opening, managing, and maintaining any membership account with Kemba, as stated in Kemba’s Account Information Brochure (“AIB”) as well as the Ohio Homebuyer Plus Participation Statement as published by the Ohio State Treasurer on May 3, 2024 and any subsequent amendments, restatements, or modifications thereto (the “Participation Statement”). Your Kemba Ohio Homebuyer Plus Savings Account is subject to any additional account or participation rules, terms, or conditions as published by the Treasurer of the State of Ohio as may be amended, updated, or changed from time to time at the sole discretion of the Treasurer of the State of Ohio. By opening your Ohio Homebuyer Plus Savings Account at Kemba you acknowledge receipt of Kemba’s AIB and the Treasurer’s Participation Statement and consent to the account rules, terms and conditions contained therein. Your Ohio Homebuyer Plus Savings Account at Kemba has the following additional features:

- **Initial Deposit:**
  - The initial minimum deposit required to open the Ohio Homebuyer Plus Savings Account is \$100.00.
- **Minimum Balance Requirements:**
  - You must maintain a minimum daily balance of \$100.00 in your account each day to obtain the disclosed annual percentage yield in this Ohio Homebuyer Plus Savings Account.
  - If your account falls below \$100.00, except when initially opening and obtaining approval for the account, the balance will be automatically transferred to a Regular Savings Account, at the rates and terms associated with a Regular Savings Account.
- **Maximum Contribution Permitted:**
  - The Maximum Contribution to this Ohio Homebuyer Plus Savings Account is \$100,000.00. This amount may be contributed at any time prior to the purchase of a qualified home, for the duration of the Ohio Homebuyer Plus Program, or five (5) years, whichever comes first.
- **Rate Information:**
  - The dividend rate and annual percentage yield will be tiered based upon the daily balance in the Ohio Homebuyer Plus Savings Account. The dividend rate, annual percentage yield, and/or balance tiers may change every dividend period. We may change the dividend rate for your account as determined by the credit union, the Treasurer of the State of Ohio’s

requirements under the Ohio Homebuyer Plus Program, and/or the continuation of the Ohio Homebuyer Plus Program through the State of Ohio. Initial Dividend Rates and Annual Percentage Yield and associated balance tiers is as follows:

- **Tier 1** – Daily account balances between \$0.00 - \$5,000.00; an APY\* of 9.000%, and a Dividend Rate of 8.649%.
  - **Tier 2** – Daily account balances between \$5,000.01 - \$10,000.00; an APY\* of 7.000%, and a Dividend Rate of 6.785%.
  - **Tier 3** – Daily account balances between \$10,000.01 and \$100,000.00; an APY\* of 5.000%, and a Dividend Rate of 4.889%.
  - **Tier 4** – Daily account balances over \$100,000.00; an APY\* of 0.05%, and a Dividend Rate of 0.05%.
- **APY\* = Annual Percentage Yield.**
    - The annual percentage yield is a percentage rate that reflects total amount of dividends to be paid on an account based on the dividend rate and frequency of compounding annually.
  - **Compounding and Crediting**
    - Dividends will be compounded every month. Dividends will be credited to your account every month.
  - **Dividends**
    - For the Ohio Homebuyer Plus Savings Account, the dividend period is monthly. For example, the beginning date of the first dividend period of the calendar year is January 1, and the ending date of such dividend period is January 31, irrespective of the date of the initial and subsequent deposits. All other dividend periods follow this same pattern of dates. The dividend declaration date is the last day of the dividend period, and for the example above, is January 31.
  - **Daily Balance Computation Method**
    - Dividends are calculated by the daily balance method per balance tier, which applies a daily periodic rate to the individual balance tiers that are in the Ohio Homebuyer Plus Savings Account each day.
    - For Example, if the balance in the account from the first day of the month through the last day of the month is \$17,000.00, with no deposits or withdrawals, then the first \$5,000.00 will earn the Tier 1 APY of 9.000%, the next \$5,000.00 will earn the Tier 2 APY of 7.000%, and the remaining balance will earn the Tier 3 APY of 5.000%.
  - **Accrual of Dividends on Noncash Deposits**
    - Dividends will begin to accrue on the business day you place noncash items (for example, checks) to your Ohio Homebuyer Plus Savings Account.
  - **Par Value of a Share**
    - The par value of a share in this account is \$5.00.
  - **Transaction and Program Limitations**

- Transaction Limitations in the Ohio Homebuyer Plus Savings Account are subject to participation rules, which may be found by accessing the Ohio Treasurer’s website at [tos.ohio.gov](http://tos.ohio.gov) under the Ohio Homebuyer Plus Participation Statement. The information provided through the Ohio Treasurer’s website covers more detail about requirements and limitations.
- Unless otherwise amended by Ohio Legislation or Ohio Treasurer Program Management changes, funds must be used for a home purchase within five (5) years of initial program deposit.
- **Eligibility Requirements for Program**
  - A member may open an account if they meet the following requirements:
    - They are the only individual listed on the account.
    - They are an Ohio resident with a primary address in Ohio and a valid Social Security Number or Individual Taxpayer Identification Number, who has reached the age of 18.
    - The member must maintain an Ohio primary address for the duration of the time they have the account open.

We appreciate your membership. If you have any questions, please contact us at 513-762-5070.

Thank You,  
Kemba Credit Union Member Services