



HOME EQUITY CREDIT LINE

Access up to 80% of your home's value!

You can have the financial flexibility to tap into your home's equity whenever it's needed. Use your home's equity to remodel or improve your home, buy a new car, take a well-earned vacation, pay your children's college tuition, consolidate higher-rate debts, or just have it available for emergencies.

Home Equity Loans are offered on a 1st or 2nd Trust Deed basis only. Eligible security for this low-cost loan program are owner-occupied single family residences, and you can get a Home Equity Credit Line up to 80% of your home's current value (1st and 2nd lien combined loan-to-value ratio, or 'CLTV), up to a maximum of \$300,000.

Low Interest Rates and No Annual Fees!

Your Home Equity Credit Line's interest rate will adjust monthly based on changes in the Prime Rate. Your loan's interest rate will equal the Major Bank Prime Rate (3.25% as of 1/1/2009) plus a 1% margin as specified in your credit agreement, based on excellent credit. Other terms may be available or offered.

Over the life of the loan, your interest rate will never exceed 12.00% APR, and there is NO annual fee. The already low cost of your Home Equity Credit Line may even be tax-deductible (consult your tax advisor for details).

Low Monthly Payments!

You can borrow, pay down and re-borrow from your Home Equity Credit Line as often as needed during a 10-year Draw Period. Your Home Equity Credit Line minimum monthly payment is just 1.0% of your outstanding loan balance or \$50, whichever is greater. At the end of the Draw Period, a balloon payment will be due on the then outstanding balance plus accrued finance charges.

Closing Costs. The borrower is responsible for actual costs as required, for a Credit Report, Appraisal Estimate*, Title Insurance, Flood Certification and/or Recording Fees.

*All loans are subject to credit approval. Some restrictions apply. California owner occupied single family homes located in San Diego and Riverside counties only. If home has been owned for less than one year, the lesser of the purchase price or appraisal estimated value will be used to compute CLTV. Home equity lines of credit on homes with a negatively amortizing first trust deed mortgage CLTVs are calculated using the principal balance limitation. * Borrower must pay cost of full appraisal if required.*

For an application or more information, call us at (619) 498-0081 or 1 (877) 441-BANK

January 7, 2009



IMPORTANT TERMS OF OUR HOME EQUITY CREDIT LINE SPECIAL OFFER

This disclosure contains important terms about Pacific Trust Bank's Home Equity Credit Line Account. You should keep a copy for your records.

Availability of Terms: All of the terms described below are subject to change. If these terms change (other than the Annual Percentage Rate) and you decide, as a result, not to enter into an agreement with us, you are entitled to a refund of any fees you paid to us or anyone else in connection with your application.

Security Interest: We will take a deed of trust on your home. You could lose your home if you do not perform the obligations in your agreement with us.

Payment Terms: You can obtain advances of credit for 10 years (the "Draw Period"). At our option we may extend the Draw Period, but we are under no obligation to do so. During the Draw Period your minimum payment will be equal to the greater of \$50 or 1.0% times the unpaid account balance at the close of the monthly billing cycle (15 days prior to the next payment due date). The minimum payment will be increased by any past due amount and any amount over your credit limit. A payment is due every month on the first day of the month. When the ANNUAL PERCENTAGE RATE increases this has the effect of increasing the balloon payment amount required on the maturity date.

After the Draw Period ends, you will no longer be able to obtain credit advances and must repay the outstanding balance. At the end of the Draw Period, a balloon payment is due for the full amount of the outstanding loan principal balance plus accrued interest and other finance charges (if any). If you are not in default at the end of the Draw Period, we may agree to extend the Draw Period or refinance the balance outstanding under the Plan at current Bank lending rates and terms, although we are not under any obligation to extend the maturity or refinance the account at that time.

Minimum Payment Example: If you took a single \$10,000 advance and the Annual Percentage Rate was 4.25% (an Annual Percentage Rate recently in effect), it would take 10 years to pay off the advance if you made only the minimum payments. During that time, you would make 120 payments varying from \$100.00 to \$50.00, and a final balloon payment of \$4,586.65.

Fees and Charges: To open and maintain a line of credit you must pay the following fees to us:

Returned Item Fee:	\$25.00 per check or other item
Subordination Fee:	\$50.00 to \$250.00 (at the option of the Bank, upon approval of borrower request for subordination)
Reconveyance, Recording and/or Release Fee:	Up to \$65.00 (assessed at the time the credit line is terminated)

You must carry insurance on the property that secures this Plan. You also may need to pay certain fees to third parties to open a credit line.

Minimum Draw Requirements: The minimum initial advance that you can receive is \$500.00.

Tax Deductibility: You should consult a tax advisor regarding the deductibility of interest and charges for the credit line.

Variable-Rate Feature: The credit line has a variable-rate feature, and the Annual Percentage Rate (corresponding to the periodic rate) can change as a result. The Annual Percentage Rate includes only interest and no other costs.

The Annual Percentage Rate is based on the value of an index. The index is the Major Bank Prime Rate as published in the Wall Street Journal. When more than one rate or a range of rates is published, the lower rate will be used. To determine the Annual Percentage Rate that will apply to your credit line, we add a margin as stated in your credit agreement to the value of the index. Ask us for the current index value, margin, and Annual Percentage Rate. After you open a credit line, rate information will be provided on periodic statements that we send you.

Rate Changes: The Annual Percentage Rate can change monthly on the first day of each month (the 'Change Date'), based on the Prime Rate in effect on the first business day of the prior month. The maximum ANNUAL PERCENTAGE RATE that can apply is 12%. Apart from this rate cap, there is no limit on the amount by which the rate can change on any Change Date or during any one-year period.

Maximum Rate and Payment Example: If the ANNUAL PERCENTAGE RATE equaled the 12% maximum and you had an outstanding balance of \$10,000, the minimum monthly payment would be \$100.00 during the Draw Period. This maximum Annual Percentage Rate could be reached upon the first interest rate Change Date.

Historical Example: The following table shows how the Annual Percentage Rate and monthly payments for a single \$10,000 credit advance would have changed based on changes in the index over the past 15 years. In the example below, the Prime Rate is for January 1 of each year. While only one payment amount per year is shown, payments during the Draw Period would have varied monthly. This table assumes no additional credit advances were taken, that only the minimum payment was made, and the rate remained constant throughout the year (your rate can change monthly). It does not necessarily indicate how the index or your payments will change in the future.

Draw Period	Year	Index	Margin *	A.P.R.	Monthly Payment
	1995	8.50%	1.00%	9.50%	\$ 100.00
	1996	8.50%	1.00%	9.50%	\$ 97.39
	1997	8.25%	1.00%	9.25%	\$ 94.84
	1998	8.50%	1.00%	9.50%	\$ 92.12
	1999	7.75%	1.00%	8.75%	\$ 89.72
	2000	8.50%	1.00%	9.50%	\$ 86.68
	2001	9.50%	1.00%	10.50%	\$ 84.42
	2002	4.75%	1.00%	5.75%	\$ 83.09
	2003	4.25%	1.00%	5.25%	\$ 77.7
	2004	4.00%	1.00%	5.00%	\$ 72.380
	2005	5.25%	1.00%	6.25%	\$ 6,754.49 (B)
	2006	7.25%	1.00%	8.25%	\$ 0.00
	2007	8.25%	1.00%	9.25%	\$ 0.00
	2008	7.25%	1.00%	8.25%	\$ 0.00
	2009	3.25%	1.00%	4.25%	\$ 0.00

* This is a recently used margin is based on loan amounts up to 80% LTV, your margin may be different.

(B) This payment amount reflects the balloon payment due in this example at the end of the 10-year Draw Period.

Possible Actions: We can terminate your credit line and require you to pay us the entire outstanding balance in one payment if: (1) you engage in fraud or material misrepresentation in connection with the credit line; (2) you do not pay any amount due under the credit line agreement or the deed of trust; or (3) you act or fail to act in a way which adversely affects the collateral or our rights in the collateral.

We can refuse to make additional extensions of credit or reduce your credit limit if: (1) the value of the dwelling securing the credit line declines significantly below its appraised value used to establish the credit line; (2) we reasonably believe that you will not be able to meet the repayment terms due to a material change in your financial circumstances; (3) you are in default of a material obligation in the agreement; (4) government action prevents us from imposing the Annual Percentage Rate provided in the agreement or impairs our security interest such that the value of the security is less than 120% of the credit line; (5) a regulatory agency has notified us that continued advances may constitute an unsafe or unsound practice; (6) the maximum Annual Percentage Rate is reached; or (7) any person liable on the credit line requests that advances be discontinued.

The agreement permits us to make certain changes to the terms of the agreement at specified times or upon the occurrence of specified events.

