

MORTGAGE LOANS

Residential Mortgage Loans represent the majority of the mortgage loans offered at the Bank and we do offer privately insured mortgage loans throughout the community. Conventional mortgage loans are offered for owner occupied 1-4 family properties with a maximum loan of 80% of appraised value. Privately insured mortgage loans are offered for owner occupied 1-4 family properties with a maximum loan of 95% of appraised value. Adjustable rate and fixed rate mortgages are available. The Bank is a FNMA approved lender.

A **first time home buyer mortgage**, tailored to meet the needs of low to moderate income individuals as well as first time home buyers, is offered by the Bank. Mortgage products are also available with minimal down payments of 3%.

Dean Bank is set up with the Federal Home Loan Bank for grant funds for FTHB's w/ their Equity Builder Program: this program does have income restrictions, is available on first come first-serve basis-available on Single Family residents, owner occupied housing 1-4 family properties, duplexes, cooperatives and condo's. Product offers down-payment, closing costs or rehab assistance to eligible households at or below 80% of the area median income for the location of the subject property.

A **1 year ARM, 3/1, 5/1 or 7/1 Convertible Fixed Period ARM** that qualifies a borrower at a 1, 3, 5 or 7 year fixed rate payment. The customer then has 3 opportunities to convert to a fixed rate mortgage after which time the rate becomes a one year adjustable. Higher debt-to-income ratios are permitted on many of these products to qualify these borrowers. The Bank has and will continue to participate in joint lending programs for affordable housing.

Construction Mortgage Financing is available, conventional construction financing on residential properties to both owners and builders or developers of residential properties with special financing for subdivisions. This type of financing is also available for existing residential properties needing rehabilitation. The Bank will provide and has provided in the past construction financing for subdivisions that include a designated number of affordable housing units and provided permanent financing to qualifying purchasers of these units.

HIML Mortgage Loans are available. These loans allow borrowers to apply for a mortgage loan based on an as complete appraised value, allowing current homeowners or potential buyers the opportunity to renovate their existing home or to purchase an older home requiring property improvements. Subject to completion.

MassHOUSING Loans are available. Dean Bank has become an approved lender of MassHousing's family of affordable, fixed-rate, home loan products to low- and moderate-income homebuyers. MassHousing, a quasi-public authority charged with increasing affordable home ownership opportunities in Massachusetts, does not originate its own loans. As a MassHousing-approved lender, Dean Bank will be able to originate MassHousing's home mortgage loans for income-eligible homebuyers. These loans have low down payment options and competitive interest rates.

Commercial Mortgage Loans are available on non-owner occupied multi-family dwellings and commercial properties in our lending community. Commercial mortgage loans are offered with a maximum loan of 75% of appraised value.

CONSUMER LOANS

Dean Bank offers its customers a variety of consumer installment and time loans on both a secured and unsecured basis.

Automobile Loans are available with fixed rates of interest for terms from 12 months to 84 months for new and 12 to 72 months for used automobiles. The Bank does not require a deposit relationship and considers 100% financing for customers whose overall credit worthiness justifies doing so. This is based on the fact that the loan is made to the customer and not the collateral and although collateral is given consideration when underwriting a loan, the decision of the loan should be based on the credit worthiness of the customer.

Personal Loans are unsecured term loans, available for personal expenses. Terms of the loan are flexible and are determined by the amount of the loan and the credit/worthiness of the applicant.

Personal Lines of Credit are unsecured, revolving lines of credit, offered on personal checking accounts for the purpose of overdraft protection or to provide an available line of credit with check writing privileges.

Home Equity Lines of Credit are available to homeowners. These revolving lines of credit are determined by the property value with a minimum credit limit of \$10,000. The maximum credit limit is based on the borrowers' equity and ability to repay. This secured line of credit allows borrowers to write their own loans as necessary. Credit limits.

Home Equity Loans are second mortgages secured by property that allows borrowers to utilize equity in their home for personal financial needs. This loan is a one-time disbursement with a fixed interest rate and fixed repayment schedule.

Mass Save® HEAT Loans are interest-free loans to homeowners to make energy efficient upgrades to their home/investment properties up to \$25,000.00.

Passbook Loans are secured by a savings or term deposit account and customers may borrow up to 95% of the value of the account securing the loan. Flexible repayment terms are available to include monthly interest payments only, principal and interest payments monthly, or periodic interest payments, all available with renewal options.

Commercial Loans are available to commercial businesses and time loans are available to businesses and individuals doing business within our community. Dean Bank is an approved Small Business Administration Lender.

VISA Platinum Credit Cards are available to our customers. It is a no annual fee variable rate card, with automatic Travel Accident Insurance Coverage, Auto Rental Insurance; along with the ability for customers to earn reward points redeemable for merchandise.

DEPOSIT SERVICES

Dean Bank is a full service bank offering a wide range of deposit and loan products to meet the financial needs of all individuals in our communities to include mortgage loan products tailored for low to moderate income individuals and first time home buyers. The Bank also participates in the Massachusetts Community Banking Councils initiative “Basic Banking” that provides affordably priced basic banking accounts that might not otherwise be accessible to low to moderate income individuals.

The Bank has convenient locations and hours of business and all services are available at all branch offices of the Bank. ATM’s are located at the Franklin, Blackstone and Bellingham offices and the Bank offers FREE worldwide ATM. The Bank utilizes both CIRRUS and NYCE networks. For additional customer convenience, the Bank also operates “Drive UP” ATM’s at the Franklin, Bellingham and Blackstone offices, with a free-standing ATM kiosk in the Hood Plaza in Mendon.

The convenience of direct deposit is available to all of our customers. Checking and statement savings accounts and investment accounts may be combined on one monthly statement. Account holders 18 year of age or younger or 65 years of age or older are eligible to have certain minimum balance requirements and fees/charges waived or reduced. Please advise the Bank if you are in one of these age groups.

Accounts can also be made accessible to customers through PhoneLink, a voice response unit that the Bank offers to customers at no additional charge. Customers are able to access account information, obtain balances, complete transfers as well as obtain monthly statements.

Accounts can also be accessed through Dean Bank Online, the Bank’s Internet Banking product which is offered to customers at no additional charge. Customers are able to access account information, obtain balances, complete transfers as well as obtain monthly statements.

A Bill Payment service is also available to Dean Bank Online users at no charge for the service with unlimited bill pay transactions.

Mobile Banking is also a free service that was launched in September 2012. As a Dean Bank online banking customer, you can access your accounts whenever and wherever with FREE Dean Bank Mobile. Use Dean Bank's Mobile Banking App for your iPhone/iPod™ or Android Mobile Device to bank from the palm of your hand. Easy access to your accounts to check balances, view account history and transfer funds. Pay bills and view recent payments. ATM and branch locator - find the nearest location by entering your address or zip code. View up-to-date rates for mortgages, consumer loans and deposits. Dean Bank's Mobile Banking is FREE and SECURE. Security includes the latest in SSL encryption and is backed by Dean Bank's Online Banking secure sign-on.

Coin Machines were purchased for the Main, Blackstone & Bellingham Offices.

PRODUCTS

Basic Checking Accounts

No minimum balance requirement.

ATM/POS/Debit MasterCard®. Unlimited, free worldwide transactions.

\$3 monthly maintenance charge.

Check writing limit of eight (8) checks per month; additional checks are \$1 each.

Free Checking Accounts

Unlimited check writing.

No minimum balance requirement.

ATM/POS/Debit MasterCard. Unlimited, free worldwide transactions.

No monthly maintenance charge.

Free standard checks, every order.

All Access Checking Accounts

- No minimum balance (\$25.00 minimum deposit to earn APY)
- Earn a PREMIUM rate of interest (currently 2.00% APY) on balances up to \$3,000. Earn the Statement Savings Rate (currently 0.10% APY) on all balances above \$3,000.
- No foreign ATM surcharges – UNLIMITED MONTHLY REBATES
- Free Online Banking, Bill Pay, Mobile Wallet, Mobile Banking and Mobile Check Deposit
- Free e-Statements (or \$5.00 monthly fee for paper statements)
- 10 debit card transactions required per month in order to waive monthly fee
- Courtesy overdraft protection available if qualified

NOW Checking Accounts

Unlimited check writing

Monthly interest on balances of \$25 or more.

ATM/POS/Debit MasterCard. Unlimited, free worldwide transactions.

No monthly charges if a \$1,500 minimum daily balance is maintained; otherwise a \$10.00 maintenance charge and a 25¢ per check fee will be assessed.

Statement Savings Accounts

All checking and savings activity reported on one statement.

Monthly interest on balances of \$25 or more.

ATM card with unlimited, free worldwide transactions. See Card Agreement/EFT Disclosure for ATM withdrawal limit details.

No minimum balance requirement.

No monthly maintenance charge.

No more than six (6) pre-authorized transfers each statement period. See Disclosure Statement for more details.

Student Savings Accounts

Monthly interest on balances of \$1 or more.

No minimum balance requirement.

No monthly maintenance charge.

Preferred Statement Savings Accounts

Monthly interest on balances of \$25 or more.

Tiered rates up to \$45,000 and more.

ATM card with unlimited, free worldwide transactions.

See Card Agreement/EFT Disclosure for ATM withdrawal limit details.

No minimum balance requirement.

No monthly maintenance charge.

No more than six (6) pre-authorized transfers each statement period. See Disclosure Statement for more details.

Passbook Savings Accounts

Monthly interest on balances of \$25 or more.

No monthly maintenance charge if a \$250 minimum daily balance is maintained, otherwise a \$2.00 charge.

Club Accounts

Convenience of regular savings.

Only \$1 minimum initial deposit.

Monthly interest on balances of \$1 or more.

Accumulated savings sent by check or automatic transfer to the account of your choice every October.

No minimum balance requirement.

No monthly maintenance charge.

Money Market Accounts

Balances of \$2,500 or more earn the money market rate, and balances less than \$2,500 earn the NOW Checking Account rate. Ask a representative for current rates and see your Disclosure Statement for your existing account rate tiers.

Minimum initial deposit of \$25.

Unlimited cash withdrawals at Bank and at ATM.

Limited check writing. See Disclosure Statement for more details.

No monthly maintenance charge if a \$2,500 minimum daily balance is maintained, otherwise a \$5 charge.

Preferred Money Market Accounts

Balances of \$10,000 or more earn preferred money market rates, and balances less than \$10,000 earn the NOW Checking Account rate. Ask a representative for current rates and see your Disclosure Statement for your existing account rate tiers.

Minimum initial deposit of \$25.

Unlimited cash withdrawals at Bank and at ATM.

Limited check writing. See Disclosure Statement for more details.

No monthly maintenance charge if a \$2,500 minimum daily balance is maintained, otherwise a \$10 charge.

Premium Money Market Accounts

Earn premium tiered rates on deposits between \$100,000 and \$500,000 or more. Ask a representative for current rates and see your Disclosure Statement for your existing account rate tiers.

Minimum initial deposit of \$25.

Unlimited cash withdrawals at Bank and at ATM.

Limited check writing. See Disclosure Statement for more details.

No monthly maintenance charge if a \$20,000 minimum daily balance is maintained, otherwise a \$20 charge.

Certificates of Deposit

Guaranteed rates of interest for 3 months to 5 years.

Minimum deposit \$500.

Substantial penalty for early withdrawal.

CD Specials available.

Small Business Checking

Enjoy a package of multiple business banking services along with the convenience of online banking.

- No minimum balance required.
- No monthly service charge.
- 250 FREE transactions per month; deposits, deposited items, checks processed, ACH withdrawals and ATM & Debit card transactions. Additional transactions are \$0.30 each. See Business Fee Information Disclosure for details.
- FREE Statement Savings.
- FREE Online Banking.
- FREE Online Bill Payment.
- FREE Mobile Banking with Mobile Check Deposit.
- FREE Debit Business Card.

Preferred Business Checking

This account is the perfect option for those customers who need an account that offers more transactions each month than our Small Business Checking but don't yet need our Commercial Checking account.

- \$20 per month service charge, waived if at least a \$10,000 of combined balances are maintained.
- 500 FREE transactions per month: deposits, deposited items, checks processed, ACH withdrawals and ATM & Debit card transactions. Additional transactions are 30¢ each.
- FREE Statement Savings.
- FREE Online Banking.
- FREE Online Bill Payment.
- FREE Mobile Banking with Mobile Check Deposit.
- FREE Debit Business Card.
- Available line of credit.

Commercial Checking

This account offers businesses with higher balances and activity levels the opportunity to offset some, or all, of their charges with earnings credits every month. See Business Fee Information Disclosure for details.

Business Statement Savings Account

This account offers a convenient way to earn interest on surplus cash, and gives you the flexibility of transferring monies between checking and savings. All your checking and savings activities are reported in one comprehensive monthly statement. Federal regulations do limit the number of transfers from the account. See Deposit Disclosure and Business Free Information Disclosure for details.

Business Money Market Account

This account offers businesses that typically have higher balances, or are looking for self-managed higher rate accounts, a solid investment option. Limited check writing is available on this account. In addition, you may make unlimited withdrawals from your account in the lobbies of our branches. See Deposit Disclosure and Business Fee Information Disclosure for details.

Telephone Banking

PhoneLink, our touch-tone telephone banking service, links you directly to your Dean Bank accounts, giving access to your money by phone, day or night. You can check your account balance, transfer money between accounts.

Online Banking and Bill Payment

You can view your accounts, transfer money between accounts, find out if specific checks have cleared, pay bills, view eStatements and more from home, work, or on the road, at your convenience, 24 hours a day, 7 days a week.

Mobile Banking with Mobile Check Deposit

As a Dean Bank online banking customer, you can access your accounts whenever and wherever with FREE Dean Bank Mobile!* Use Dean Bank's Mobile Banking App for your iPhone/iPod™ or Android Mobile Device to bank from the palm of your hand. Dean Bank's Mobile Deposit services ("Services") are designed to allow you to make deposits to your checking, statement savings, or money market savings accounts remotely by capturing a digital image of a paper check with a mobile device and electronically delivering the image and associated deposit information to the Bank or the Bank's designated processor.

MobiMoney™

MobiMoney gives you unprecedented control over how, when, and where your payment cards are used. Download the mobile debit card management tool that helps you monitor fraud and control your card from anywhere, at any time.

Mobile Wallet

Dean Bank's Mobile Wallet is a convenient and secure way to carry your debit or credit card information in a digital form on your mobile device. Instead of using your physical plastic card to make purchases, you can pay with a supported device.

Zelle®

Conveniently send money using your mobile banking app or online banking account.

Debit BusinessCard®

Use it like a check to make purchases anywhere MasterCard® is accepted. Your purchase is automatically deducted from your checking account. It can also be used to get cash at any ATM.

Night Depository

All of our branches offer the convenience of a night deposit, allowing for deposits or loan payments outside of our usual banking hours. They can also be used if you're simply too busy to stop in to the bank.

Safe Deposit Boxes

Keep your business valuables and records, such as licenses, deeds, or leases, safe. We offer a variety of sizes.

Check Certification

Dean Bank will acknowledge, and accept in writing, that your signature on your check is genuine and that there are sufficient funds in your accounts to honor your checks when it is presented for payment.

Wire Transfers

Electronically transfer funds to other financial institutions.

Services for Attorneys

We provide attorneys with the special services they need to meet fiduciary obligations: IOLTA accounts, conveyance accounts and escrow accounts.

MasterCard®/Visa® Merchant Transaction Processing

Your business deserves customized processing solutions. We offer access to the latest processing technology, expert customer service and local representation. Payroll Services
We offer a comprehensive, no-frills payroll package customized for your specific business needs.