

Community Association Banking



Powering forward, together. Mutual of Omaha Bank is now CIT.

Your experts in the community.

As the leader in community association banking (CAB), we deliver individualized service, customized technology, smart savings solutions and operational efficiency for community association management companies so they can best serve their communities and their residents.

Dedicated to your success



**Broad suite of
banking solutions
that drive value**

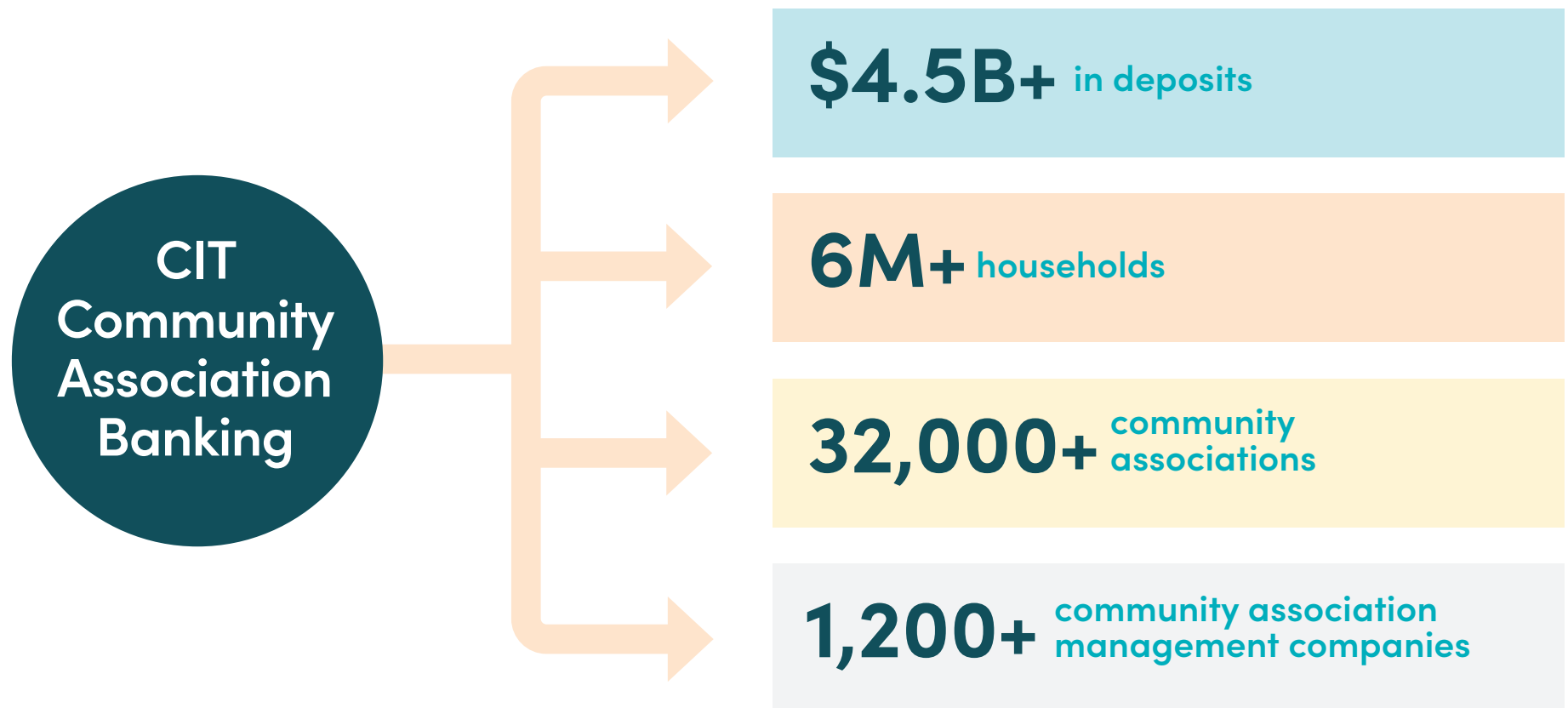


**An industry leader
with national scale and
regional presence**



**Committed
to excellence
and service**

Leading community association banking business



Solving the unique needs of the industry



"They recognized there was a need within the industry for automated payment processing and for delivering new payment delivery options."

Jeremy Clark, President
Excel Association Management



"In our opinion, they are the best in the country at doing what they are doing, and that is why we are using them."

Fred Shapiro, CEO
SBB Management Company



"CIT has made our industry brighter with their stellar customer service. Their dedication to our success and our communities' success have made a real difference from lockbox services to loan commitments."

Denise Becker, CMCA, AMS, PCAM,
Regional Manager
Corner Property Management, LLC, AAMC

NEW: HOA Premium Reserve Solution

Put reserve funds to work with the leading community association bank.

Competitive rates, secure deposits and a streamlined banking experience. CIT offers a range of solutions to manage and grow HOA funds safely and effectively, including higher balances over \$250,000.

Premium Sweep Account

Access to your funds daily, unlimited withdrawals

Premium CD

Fixed rates based on terms of 30 days to 60 months

Premium Ladder CD

Fixed rate, access to your funds every few months, flexible terms from 1, 3, 6, 9 or 12 months

Premium Money Market

Access to your funds with six withdrawals per month



HOA Premium Reserve Solution

- The ease of dealing with one bank that can serve all your HOA banking needs
- A competitive rate of return to grow reserve funds
- The security of knowing your funds are protected and secured by a surety bond
- The flexibility to access funds when needed through investment options

Your community association banking experts

We're dedicated to community associations and community association management companies and invest in product and technology solutions that support community association management. As an industry leader, we listen to our clients and seek your input on the products and services you need.

Our leading community association solutions

We strategically invest in technology solutions and work with you to ensure your community associations and board members have the tools to efficiently support their communities on a daily basis.

Deposit and Reserve Accounts

Certificates of Deposit (CDs)

Rates and terms vary based on deposit amount and length of CD.

Money Market Accounts

Variable Rate CAB Money Market: A tiered interest rate product, based on the balance in the account. This product can be used as an operating overflow account or as a reserve account.

ICS[®], the Insured Cash Sweep[®] service

Insured Cash Sweep is a smart way to secure large deposits while maintaining access to and earning interest on funds placed into demand deposit accounts and money market deposit accounts. Deposits placed through ICS are eligible for multi-million-dollar FDIC protection that is backed by the full faith and credit of the United States government.

CDARS[®], the Certificate of Deposit Account Registry Service[®]

CDARS is the most convenient way to access FDIC insurance on multi-million-dollar CD deposits and to earn CD-level rates, while working with directly only one financial institution.



Our leading community association solutions

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Banking Solutions

Checking Accounts

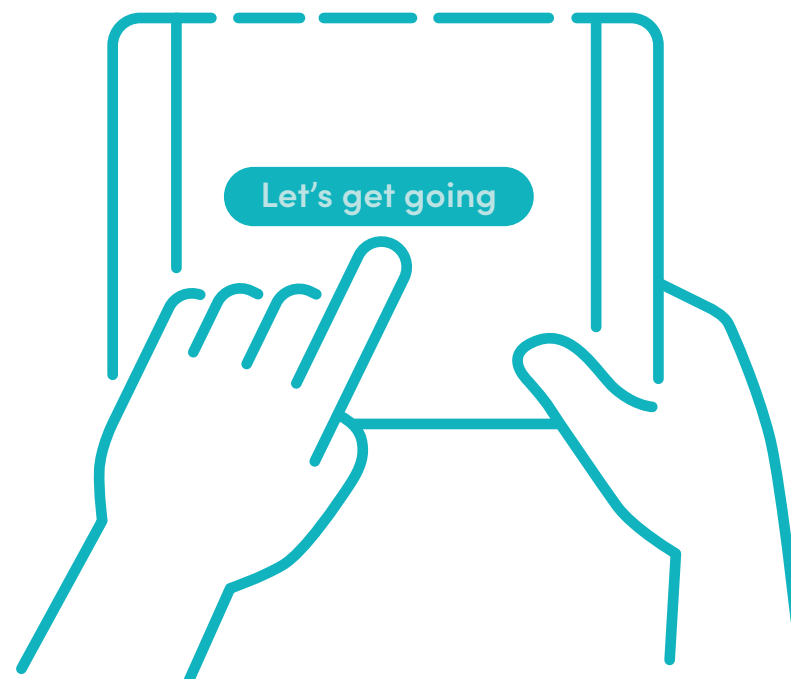
- Basic Checking (non-interest bearing): Checking account with unlimited transactions.
- Interest Checking: Interest-bearing checking account with competitive rates and unlimited transactions.

Online Banking

- Access to your business accounts, 24/7. Our online banking is a robust system with access to the information you need to manage your business
- Remote Deposit Capture: Scan checks and deposit funds quickly and easily.
- ACH and Fraud Prevention: Prevent and reduce fraud in your business by establishing alerts and validating exception items. Review and manage exceptions online or in the mobile application.

HOA Financing Solutions

We offer quick-term and standard loans and revolving lines of credit. Our regional account executives and dedicated regional lenders are available to advise managers and board members on the advantages of borrowing to lessen the financial effect on homeowners.



Our leading community association solutions

(Continued)

Payment Solutions

Digital Payments

Our digital payments solutions are designed to reduce manual processes and create efficiencies for property management companies and the communities they serve.

Homeowner Payment Solutions

Homeowners have access to a simple, easy-to-use payment solution for dues, assessments and other fees. Homeowner Payment Solutions helps reduce inbound customer phone calls, minimize credit risk and maximize back office efficiency.

Vendor Invoice Payments

Automate your payables process from invoice receipt to payment.

Our vendor invoice platform gives you real-time visibility to your payment stream, flexibility to use multiple payment options (check, ACH or virtual card), the ability to integrate with existing accounting software for auto-reconciliation and the potential to earn revenue.

Lockbox

Our high-speed capture equipment ensures your lockbox payments are processed on the business day they are received. Manage your exceptions quickly and easily through our research and exceptions tool.

Data Exchange

Securely access your banking data in the accounting system you use every day. Data exchange integrates your banking and payment information with your accounting software system so you have quick access to all your data in one system.

Business Solutions

Payment Cards

HOA Debit Cards – Reduce the risk of carrying cash and writing checks. Process spending and expense reports quickly while saving time and money.

CondoCerts

This industry-leading automated document delivery service provides you online access to automated resale disclosures, HOA and lender questionnaires, governing documentation, escrow solutions, estoppel and demand delivery documents.

Learn how we can help your association

We look forward to establishing a long-term relationship with you. We will listen to your needs and utilize our expertise to be your trusted advisors, focused on you and the communities you serve.


As the leading bank for community association management companies, we have the solutions, service and industry expertise to help you efficiently manage and grow your communities.

Learn more: cit.com/CAB

Chuck Balacy

P: 702-563-9391

E: Chuck.Balacy@cit.com

 www.linkedin.com/in/chuck-balacy-5391b63a/

URL: cit.com/CAB



About CIT

CIT is a leading national bank focused on empowering businesses and personal savers with the financial agility to navigate their goals. CIT Group Inc. (NYSE: CIT) is a financial holding company with over a century of experience and operates a principal bank subsidiary, CIT Bank, N.A. (Member FDIC, Equal Housing Lender). The company's commercial banking segment includes commercial financing, community association banking, middle market banking, equipment and vendor financing, factoring, railcar financing, treasury and payment services, and capital markets and asset management. CIT's consumer banking segment includes a national direct bank and regional branch network.

Discover more at cit.com/about

CIT Group Inc.



**FORTUNE 1000
COMPANY**



**~4,400
employees²**



**TOP 50
U.S. bank¹**

¹Federal Reserve Largest Commercial Banks by assets ²As of Jan 1, 2020

Our Recent Accolades



FORBES
Best Mid-Size
Employers



STEVIE AWARD
Recognized for
Customer Service



**WOMEN'S
FORUM OF NY**
Corporate
Champion Award



**FINTECH
BREAKTHROUGH**
Best Personal Finance
Company



Discover more at: cit.com/CAB



Premium Sweep Account: Minimum opening balance of \$25,000. Interest rate and Annual Percentage Yield (APY) will be based on the balance in your account. Fees could reduce earnings. New money only (money not currently held by CIT F.K.A. Mutual of Omaha Bank). Rates subject to change.

Premium Money Market: Minimum opening balance of \$1,000. Interest rate and Annual Percentage Yield (APY) will be based on the balance in your account. Minimum daily collected balance of \$1,000 required to obtain disclosed Annual Percentage Yield (APY). Six withdrawals/transfers per statement cycle. Fees could reduce earnings. New money only (money not currently held by CIT F.K.A. Mutual of Omaha Bank). Rates subject to change.

Premium CD: Minimum opening deposit of \$1,000 required to open Certificate of Deposit accounts. Penalties may be imposed for early withdrawal. Fixed rate based on term. Terms available from 30 days to 60 months. Fees could reduce earnings. New money only (money not currently held by CIT F.K.A. Mutual of Omaha Bank). Rates subject to change.

Premium Ladder CD: Minimum opening deposit \$10,000 (\$2,500 per term) required to open Ladder CD accounts. Penalties may be imposed for early withdrawal. One, three, six, nine and 12-month terms available. Upon maturity, all Ladder CD terms will automatically renew to a 12-month term, which may be different from the original term. Fees could reduce earnings. New money only (money not currently held by CIT F.K.A. Mutual of Omaha Bank). Rates subject to change.

Placement of funds through the ICS or CDARS service is subject to the terms, conditions, and disclosures in the service agreements, including the Deposit Placement Agreement ("DPA"). Limits apply and customer eligibility criteria may apply. In the ICS savings option, program withdrawals are limited to six per month. Although funds are placed at destination banks in amounts that do not exceed the FDIC standard maximum deposit insurance amount ("SMDIA"), a depositor's balances at the relationship institution that places the funds may exceed the SMDIA (e.g., before ICS or CDARS settlement for a deposit or after ICS or CDARS settlement for a withdrawal) or be ineligible for FDIC insurance (if the relationship institution is not a bank). As stated in the DPA, the depositor is responsible for making any necessary arrangements to protect such balances consistent with applicable law. If the depositor is subject to restrictions on placement of its funds, the depositor is responsible for determining whether its use of ICS or CDARS satisfies those restrictions. ICS, Insured Cash Sweep, CDARS, and Certificate of Deposit Account Registry Service are registered service marks of Promontory Interfinancial Network, LLC.

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