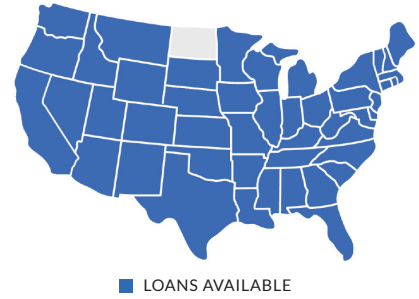


OVERVIEW

| | |
|----------------------|--|
| LOAN AMOUNT | \$300,000 - \$4,000,000 |
| INTEREST RATE | 8.5% |
| PAY RATE | 0.00% (no monthly payments) |
| POINTS | 1% |
| RECOURSE | Limited Recourse possible |
| TERM | Initial term of 8 to 12 months based on loan size + 4 month extension |
| OTHER | Borrower pays all lender costs, \$950 underwriting fee, \$150 draw fee. Terms may differ in TN. If loan per unit >\$1 million, 70% ARV max. Experience must be relevant. |



LOAN SIZE

| | QUALIFICATIONS | | | LOAN SIZE | | |
|---------|-----------------------------|-----|--------------------------------|----------------|---------------|------------------------------|
| | Sold Homes Last 10 Years | | BFI Repayments Last 2 Years | Purchase Value | Closing Costs | AFTER CLOSING |
| LEVEL 1 | 20+ | AND | 2+ | 85% | 100% | 100% of work (up to 75% ARV) |
| LEVEL 2 | 20+ | AND | 0 | 80% | 100% | 100% of work (up to 70% ARV) |
| LEVEL 3 | 10+ | AND | 2+ | 80% | 100% | 100% of work (up to 70% ARV) |
| LEVEL 4 | 10+ | AND | 0 | 75% | 100% | 75% of work (up to 65% ARV) |
| LEVEL 5 | 5+ | AND | 0 | 70% | 100% | 70% of work (up to 60% ARV) |

ARV ADJUSTMENTS

| | | NEGATIVE ADJUSTMENT | POSITIVE ADJUSTMENT |
|------------|--|----------------------------------|----------------------------------|
| FINANCIALS | Credit Score | below 700 | 780 or higher |
| | Bank account, 2 month balance | below \$75,000 | \$350,000 or more |
| | Net worth excl. primary residence | below \$500,000 | \$5,000,000 or more |
| MARKET | Population within 3-miles | below 25,000 AND/OR decreases | 50,000 or more AND strong growth |
| | Issues flagged in valuation | Yes | N/A |
| | Affordability | Low (overbuilt / limited buyers) | N/A |
| | Presold or refinancing in place | N/A | Yes |
| HISTORY | Litigation financial institution past 10 years | Yes | N/A |
| | Foreclosure past 10 years | Yes | N/A |
| | Bankruptcy issue past 10 years | Yes | N/A |
| | Delinquency with builder supplier | Yes | N/A |
| | Outstanding real estate liens | Yes | N/A |
| | Real estate loan delinquency | Yes | N/A |
| | Performance issue on BFI loan | Yes | N/A |

Last updated January 2026.

All terms assume ongoing performance of the loan. Information contained herein is not comprehensive, may not apply in all states, and is subject to change.

This does not constitute any form of lending agreement or the basis of any claims. All loans are subject to credit approval.

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