

INVESTOR LOANS

TERMS AND CONDITIONS FOR LENDING

Funding Partners, LP

1795 Northwest Hwy, Garland, TX 75041

Dallas/ Ft. Worth (972)840-0600 / Fax (972) 840-1299

San Antonio: (210) 865-2134 Austin: (512) 751-1100

Waco, Temple, Killeen: (254) 760-9511

REQUIRED FILE INFORMATION

Application and financial information on file with Funding Partners (FPLP) for permanent file. Credit Report and Public Records Search will be run. (Not a primary condition)

REQUIRED PROPERTY INFORMATION

FPLP will provide you with a property information sheet and rehab take-off list to complete for each property. A detailed list of those repair items you are planning to perform and an estimated time for completion will be required to allow for a proper appraisal to be completed. Please note if there have been any additions made to the property, or if you are planning to make additions, or change the floor plan or square footage in any way.

REQUIRED LENDING ISSUES

We require that the client Assign their Contract for Sale to FPLP so that FPLP may purchase the property in its name. After the initial closing FPLP will simultaneously sell the property to the borrower under an owner-financed Contract for Deed, which will be recorded. The mortgage documents will be executed simultaneously with the Contract for Deed and held in escrow. All fees paid by FPLP upon acquisition of the property will be passed through and paid by borrower in addition to any regularly scheduled FPLP legal fees.

1. Present Contract for Sale to FPLP along with Forms and check for appraisal and initial inspection.
2. A "Subject to Repairs" appraisal will be required prior to closing and funding issued by an FPLP approved appraiser.
3. A loan agreement will be executed at the time the Contract for Deed docs are signed, which will set forth the loan amount, construction draws and amounts.
4. At closing, borrower will execute FPLP's documents and personal guarantee.
5. Each subsequent loan is conditioned upon the prompt payment history of any previous or existing loans.
6. Funding Partners, LP reserves the right not to purchase or lend monies on any property in its sole discretion.

Loan To Value: FPLP will be lending up to 70% LTV (including
(LTV) rehab costs) based on each property and its location.

Rehabilitation: FPLP will lend construction dollars with in the defined parameters of its LTV and loan agreement. FPLP will attempt to make each transaction as simple as possible utilizing reasonable prudent business practices understanding the necessity for fund availability. The dollar amount of the construction project will predicate the number of draws. Inspections will be required on each draw. Project completion and signed Lien Waivers are pre-conditions to the next draw.

Programs

1 year programs

- a) 18.00% interest only payments
1 point origination*
-1 point on back end if cashed out in 180 days
-2 points on back end if cashed out after 180 days

6 month programs

- a) 16.00% interest only payments
2 points origination
-2 points renewal fee after 6 months for a 3 month extension
- b) 12.00% interest only payments
4 points origination. Some points may be rolled into the loan and may not be calculated as part of the LTV.
-2 points renewal fee after 6 months for a 3 month extension

1 month program

- 14.00% interest only payments
1 point origination
-Reverts back to 1 year, 18% program after 30 days

* All points are 1% of the loan or \$600.00, whichever is higher

Other fees:

- Legal Review Fee \$350.00
- Document Preparation \$200.00
- Processing \$125.00

ITEMS WHICH MAY BE INCLUDED IN THE LOAN:

Subject to the loan to value requirements, the following items may be included in each loan:

- Purchase Price
- Rehabilitation Funds
- FPLP Charges
- Title Company Charges
- Insurance

SPECIAL CONDITIONS:

Multiple Assignment or
Flip Fees

FPLP will examine each transaction which has assignment fees to protect the integrity of the lending process. In the situation where multiple assignment, flip, or contract fees occur or the appearance of possible impropriety, FPLP may request a deferral on said fees.

Agreed and acknowledged this ____ day of _____, _____.

Borrower