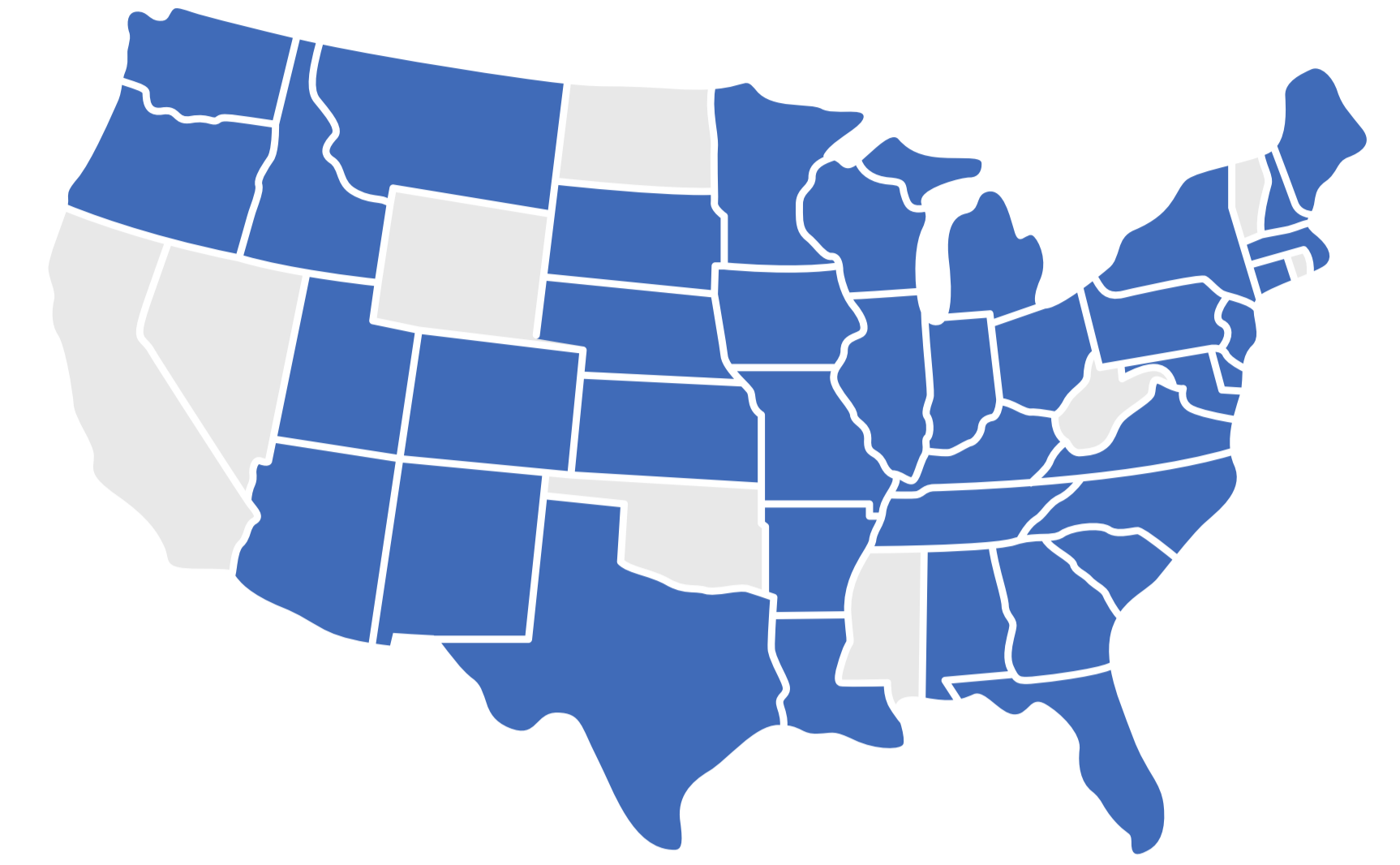


## OVERVIEW

<b>LOAN AMOUNT</b>	\$75,000 - \$350,000, call for larger loans
<b>TERM</b>	8 Months + 4 month extension
<b>INTEREST RATE</b>	4.99% - 7.99%*
<b>POINTS</b>	2%
<b>PROCEEDS</b>	Up to 80% LTV
<b>RECOURSE</b>	Limited Recourse Possible
<b>OTHER</b>	Interest and fees can be paid off at maturity. There are additional costs such as a borrower's obligation to cover third-party expenses (valuation, etc). For more info refer to <a href="http://builderfinance.com">builderfinance.com</a> and request a term sheet. Terms are different in TN.

## GEOGRAPHY



\*4.99% first month, increasing 0.5% monthly up to 7.99% max.

## LOAN SIZE

	QUALIFICATIONS			LOAN SIZE		
	Sold Homes <sup>1</sup>		BFI Repayments	Maximum LTV	Minimum Equity <sup>2</sup>	
LEVEL 1	200+	AND	20+	80%	8%	
LEVEL 2	100+	AND	10+	78%	9%	
LEVEL 3	70+	AND	7+	76%	10%	Full recourse and SPE with lien
LEVEL 4	40+	AND	4+	74%	12.5%	BFI may fund all draws, self-performance limit
LEVEL 5	30+	AND	3+	72%	12.5%	
LEVEL 6	20+	AND	2+	70%	15%	BFI may fund 5 largest budget line items
LEVEL 7	10+	AND	1+	67.5%	15%	
LEVEL 8	35+	AND	0	67.5%	15%	<sup>1</sup> all verifiable, 50%+ since 2012
LEVEL 9	5+	AND	0	65%	20%	<sup>2</sup> requirement may be waived in whole or part if land is subordinated to the loan
LEVEL 10	2+	AND	0	60%	25%	

## LOAN SIZE ADJUSTMENTS

		NEGATIVE ADJUSTMENT	POSITIVE ADJUSTMENT
FINANCIALS	Credit score	below 700	740 or higher
	Bank account, 2 month balance	below \$25,000	\$250,000 or more
	Cumulative net worth	below \$500,000	\$3,500,000 or more
MARKET	Population within 3-miles	below 25,000 AND/OR major decreases	50,000 or more AND strong growth
	Affordability	Low (overbuilt / limited buyers)	Excellent
	Loan exit in place	N/A	Yes
BACKGROUND SEARCH	Litigation with financial institution	Yes	N/A
	Foreclosure(s) since 2012	Yes	N/A
	Bankruptcy issue in past 10 years	Yes	N/A
	Delinquency with building supplier	Yes	N/A
	Outstanding real estate liens	Yes	N/A
Real estate loan delinquency	Yes	N/A	