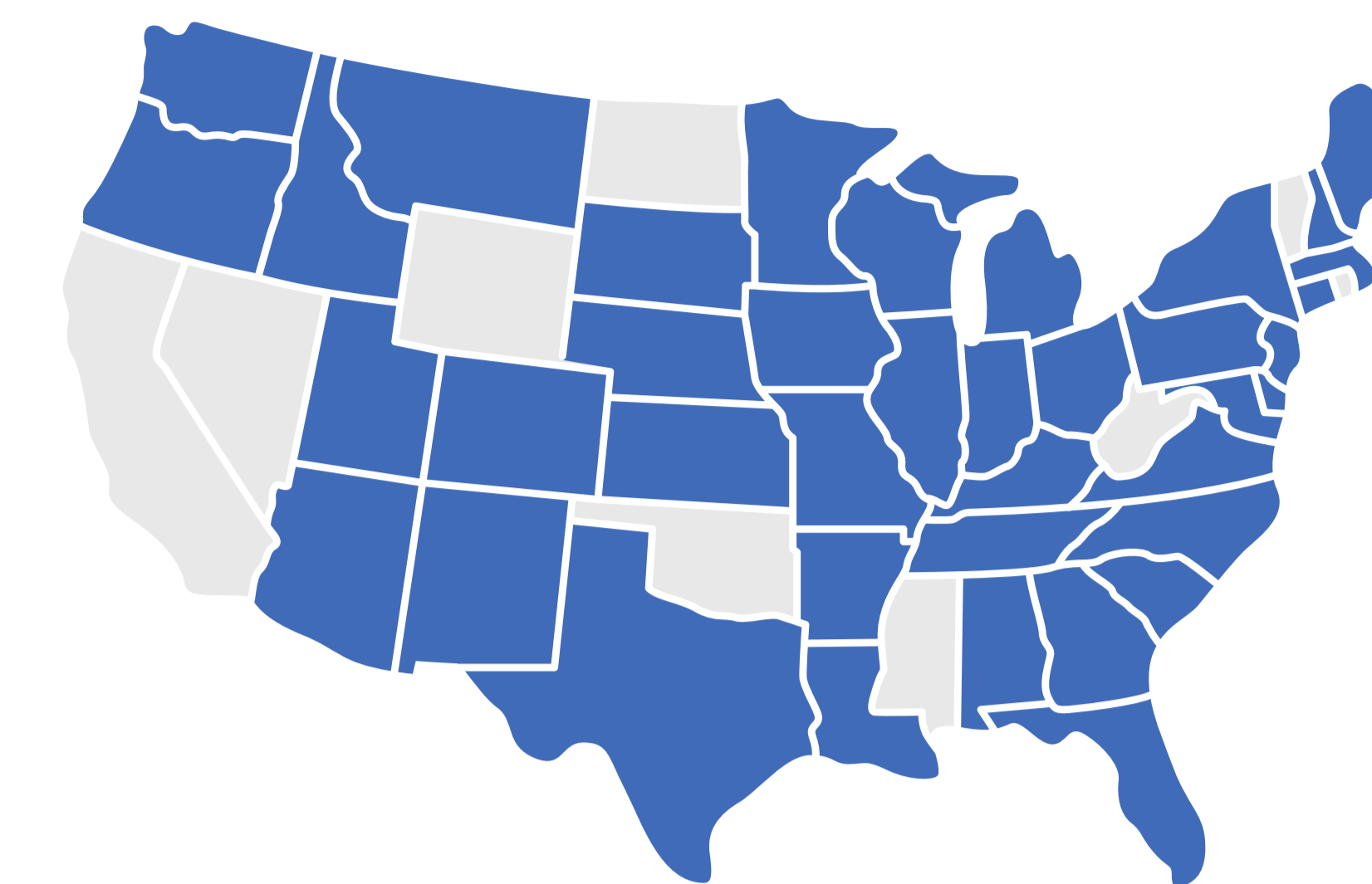


OVERVIEW

LOAN AMOUNT	\$75,000 - \$350,000, CALL FOR LARGER
TERM	8 Months + 4 month extension
INTEREST RATE	4.99% - 7.99%*
POINTS	2%
PROCEEDS	Up to 80% LTV
RECOURSE	Limited Recourse Possible
OTHER	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 builderfinance.com and request a term sheet. Terms may differ in TN.

GEOGRAPHY



■ CURRENTLY LENDING

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

LOAN SIZE

	QUALIFICATIONS			LOAN SIZE		
	Sold Homes ¹		BFI Repayments	Maximum LTV	Minimum Equity ²	
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	20+	AND	0	67.5%	15%	¹ since 2012
LEVEL 9	5+	AND	0	65%	20%	² 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
HISTORY	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
	Performance issue on BFI loan	Yes	N/A

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.