

# Preliminary Term Sheet

## Program A

### Loan Summary

#### Borrower & Guarantors

Borrower:	Chris Lesnik
Guarantor(s):	Brrrr Capital LLC
FICO:	710+
Experience:	5+ Years
Citizenship:	US Citizen

#### Subject Property

Street:	123 Someplace Ave
City, State, Zip:	Philadelphia, PA 19103
Property Type:	SFR
Sq Footage:	2,500 sq ft
Date Purchased (refi only):	N/A

#### Loan Structure

Transaction Type:	Purchase
Loan Structure:	30 Years Fixed
ID Period:	0 Months
Pre-Pay Penalty:	3-year stepdown
Interest Rate:	8.25%
Leverage (LTV):	75%
Loan Amount:	\$235,000

#### Lender Fees

Origination:	1.00%
Rate Buy Down:	0.00%
Underwriting:	\$1,995
Legal & Doc Prep:	\$1,250

#### Liquidity Requirement

Liquidity Requirement:	\$150,000
Cash to Close:	\$5,000
Down Payment:	\$5,000
Escrows:	\$8,500
2 Months Reserves:	\$16,500
Mortgage Debt - 1.00%:	\$0
Cash Out:	\$0

#### Debt Service (DSCR)

DSCR:	1.21x
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### Closing Statement Estimate

#### CREDITS

Loan Proceeds:	\$230,000
Cash Due @ Closing:	\$5,000
<b>TOTAL SOURCES:</b>	<b>\$235,000</b>

#### DEBITS

Purchase Price/Payoff:	\$312,000
Lender Fee - Origination:	\$4,700
Broker Fee - Origination:	\$0
Lender Fee - Rate Buy Down:	\$0
Lender Fee - Diligence & Legal:	\$1,250
HOI Escrow:	\$2,500
Flood Escrow:	\$0
Tax Escrow:	\$6,000
PITIA Escrow:	\$0
HOI Premium - Balance Due:	\$1,200
Flood Insurance Premium:	\$0
Per Diem Interest:	\$62.50
Title Insurance & Recording Fees:	\$95

Cash Out to Borrower:	\$0
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<b>TOTAL USES:</b>	<b>\$235,000</b>
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\*Pricing of initial rate is indicative and subject to re-pricing at Lender's discretion based on factors that may include, but are not limited to, prevailing market conditions and underwriting/diligence review. Factors that may affect your rate include but are not limited to your credit history/score, Loan-to-Value ratios, borrower's liquidity, and asset characteristics. Rates, terms and conditions offered apply only to qualified borrowers in accordance with our guidelines at the time of application. Property factors and geographic limitations are subject to change at any time without notice. Stated rates and Loan-to-Value ratios are only available to qualified applicants. This is a non-binding expression of interest and does not create any legally binding commitment or obligation. In turn, this expression of interest is subject to our internal credit, legal and investment approval process. Lender is in the business of exclusively originating, funding, and selling business purpose loans secured by non-owner occupied real estate. All loans referenced herein are non-consumer loans.