

Preliminary Term Sheet

Program A

Loan Summary

Borrower & Guarantors

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|---------------|-------------------|
| 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 |
|-------|-------|

Closing Statement Estimate

CREDITS

| | |
|-----------------------|------------------|
| Loan Proceeds: | \$230,000 |
| Cash Due @ Closing: | \$5,000 |
| TOTAL SOURCES: | \$235,000 |

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 |

| | |
|--------------------|------------------|
| TOTAL USES: | \$235,000 |
|--------------------|------------------|

*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.