



THIS IS NOT A GOOD FAITH ESTIMATE (GFE). This 'Business Purpose Loan – Estimate' is provided for informational purposes ONLY, to assist you in determining an estimate of cash that may be required to close and an estimate of your proposed monthly mortgage payment. Actual charges may be more or less, and your transaction may not involve a fee for every item.

## Business Purpose Loan – Estimate

<b>DATE ISSUED</b>	12/02/2025	<b>LOAN TERM</b>	360
<b>APPLICANTS</b>	Esteban Madruga EM 2288 LLC, a Florida Limited Liability Company	<b>PURPOSE</b>	Cash-Out Refinance
<b>PROPERTY</b>	2288 NW 34th St Miami, FL 33142	<b>PRODUCT</b>	Rental360B 5/6 P0 PP3F RL45
<b>ESTIMATED PROPERTY VALUE</b>	\$555,000.00	<b>LOAN TYPE:</b>	<b>BUSINESS</b>
		<b>LOAN ID #</b>	1519539

Loan Terms		Can this amount increase after closing?
<b>Loan Amount</b>	\$360,750.00	NO
<b>Interest Rate</b>	6.615%	YES
<b>Monthly Principal &amp; Interest</b> <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$2,307.54	YES
<b>Does the loan have these features?</b>		
<b>Prepayment Penalty</b>	3 Year Fixed	YES
<b>Balloon Payment</b>		NO

Projected Payments			
Payment Calculation	YEARS 1 TO 30		
<b>Principal &amp; Interest</b>	\$2,307.54		
<b>Estimated Escrow</b>	\$1,135.54		
<b>Estimated Total Monthly Payment</b>	\$3,443.08		
<b>Estimated Taxes &amp; Insurance</b> <i>Amount can increase over time</i>	\$1,135.54 a month	<b>This estimate includes</b> Property Taxes Homeowner's Insurance  <i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i>	<b>In escrow?</b> YES YES

Costs at Closing					
<b>Estimated Closing Costs</b>	\$41,585.66	Includes	\$8,108.30	in Loan Costs +	\$33,477.36 in Other Costs
		+	(\$0.00)	in Lender Credits.	See page 2 for details.
<b>Estimated Cash out to You</b>	\$319,164.34	Includes Closing Costs. See Calculating Cash to Close on page 2 for details.			

## Closing Cost Details

## Loan Costs

<b>A. Origination Charges</b>	<b>\$1,995.00</b>
Origination Fee	\$0.00
Underwriting Fee	\$1,995.00
Small Balance Loan Fee	\$0.00
Float Down Fee	\$0.00

### B. Lender Charges

Appraisal Fee	\$795.00 (POCB)
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### C. Title Fees

Title and Recording Fees	\$6,113.30
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<b>D. TOTAL LOAN COSTS (A + B + C)</b>	<b>\$8,108.30</b>
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## Other Costs

<b>E. Payoffs</b>	<b>\$12,577.47</b>
Payoff 1	\$0.00
Payoff 2	\$0.00
Payoff 3	\$0.00
Tax Delinquency	\$6,654.37
Water/Sewer Delinquency	\$0.00
Condo/HOA Fees	\$0.00
Current Tax	\$5,923.10

<b>F. Prepaids</b>	<b>\$8,764.11</b>
Prepaid Interest (\$65.38 per day for 20 days @ 6.615%)	\$1,307.60
Hazard Insurance Premium	\$6,311.51
Secondary Hazard Insurance Premium	\$0.00
Flood Insurance Premium	\$1,145.00
Liability Premium	\$0.00

G. Initial Escrow Payment at Closing				\$3,920.78
Homeowner's Insurance	\$525.96 per month for	3 mo.		\$1,577.88
Flood Insurance	\$95.42 per month for	3 mo.		\$286.26
County Taxes	\$514.16 per month for	4.0 mo.		\$2,056.64
City Taxes	\$0.00 per month for	0 mo.		\$0.00
Township Taxes	\$0.00 per month for	0 mo.		\$0.00
School Taxes	\$0.00 per month for	0 mo.		\$0.00
Other Taxes	\$0.00 per month for	0 mo.		\$0.00

<b>H. Other</b>	<b>\$8,215.00</b>
Broker Referral Fee	\$7,215.00
Broker Processing Fee	\$1,000.00

<b>I. TOTAL OTHER COSTS (E + F + G + H)</b>	<b>\$33,477.36</b>
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<b>J. TOTAL CLOSING COSTS</b>	<b>\$41,585.66</b>
D + I	\$41,585.66
Lender Credits	(\$0.00)

## Calculating Cash to Close

Total Closing Costs (J)	\$41,585.66
Down Payment	\$0.00
Deposit	\$0.00
Adjustments and Other Credits	\$0.00
Seller Paid Costs	\$0.00

<b>Estimated Cash out to You</b>	<b>\$319,164.34</b>
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## Additional Information About This Loan

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**LENDER** Visio Financial Services, Inc.  
**LOAN OFFICER** Joe LaRue  
**EMAIL** joe.larue@visiolending.com  
**PHONE** (737) 910-2324

**MORTGAGE BROKER** Adler Capital LLC  
**LOAN OFFICER** Daniel Adler  
**EMAIL** dan@adlercapital.us  
**PHONE** (917) 963-0181

### Other Considerations

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#### Appraisal

We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost.

#### Assumption

If you sell or transfer this property to another person, we  
☐ will allow, under certain conditions, this person to assume this loan on the original terms.  
☒ will not allow assumption of this loan on the original terms.

#### Homeowner's Insurance

This loan requires homeowner's insurance on the property, which you may obtain from a company of your choice that we find acceptable.

#### Late Payment

If your payment is more than *15 days late*, we will charge a late fee of *5% of the monthly principal and interest payment*.

#### Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

#### Servicing

We intend  
☐ to service your loan. If so, you will make your payments to us.  
☒ to transfer servicing of your loan.