



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

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

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

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

Costs at Closing					
Estimated Closing Costs	\$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.
Estimated Cash out to You	\$319,164.34	Includes Closing Costs. <i>See Calculating Cash to Close on page 2 for details.</i>			

Closing Cost Details

Loan Costs		Other Costs
A. Origination Charges	\$1,995.00	E. Payoffs \$12,577.47
Origination Fee	\$0.00	Payoff 1 \$0.00
Underwriting Fee	\$1,995.00	Payoff 2 \$0.00
Small Balance Loan Fee	\$0.00	Payoff 3 \$0.00
Float Down Fee	\$0.00	Tax Delinquency \$6,654.37
		Water/Sewer Delinquency \$0.00
		Condo/HOA Fees \$0.00
		Current Tax \$5,923.10
B. Lender Charges		F. Prepaids \$8,764.11
Appraisal Fee	\$795.00 (POCB)	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
C. Title Fees		G. Initial Escrow Payment at Closing \$3,920.78
Title and Recording Fees	\$6,113.30	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
D. TOTAL LOAN COSTS (A + B + C)	\$8,108.30	H. Other \$8,215.00
		Broker Referral Fee \$7,215.00
		Broker Processing Fee \$1,000.00
		I. TOTAL OTHER COSTS (E + F + G + H) \$33,477.36
		J. TOTAL CLOSING COSTS \$41,585.66
		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	
Estimated Cash out to You	\$319,164.34	

Additional Information About This Loan

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

- 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.