

# LOAN AGREEMENT

**Contract Number:** LA-2025-092

**Date:** February 14, 2026

## Section 1: Parties to the Agreement

**LENDER:**

Sallie Mae

**BORROWER:**

Ironwood Properties LLC

## Section 2: Loan Terms and Conditions

<b>Principal Amount:</b>	USD 34,000.00
<b>Interest Rate (p.a.):</b>	11.2%
<b>Term:</b>	24 months
<b>Maturity Date:</b>	February 04, 2028
<b>Purpose:</b>	General consumer purchase financing
<b>Security:</b>	No (Unsecured Loan)

## Section 3: Repayment Terms

Repayment shall be made in 24 monthly installments. The estimated monthly payment is approximately USD 1,734.00 (including interest). A detailed amortization schedule will be provided separately.

## Section 5: General Terms

This Agreement shall be governed by and construed in accordance with the laws of the State of New York. Any amendments or modifications must be in writing. If any provision is found to be unenforceable, the remaining provisions shall continue in full force and effect.

**Section 6: Signatures**

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Sallie Mae

(Lender)

Date: \_\_\_\_\_

\_\_\_\_\_

Ironwood Properties LLC

(Borrower)

Date: \_\_\_\_\_