

July 28, 2025

Tester Final

Arrivals Terminal 5 #5, Garson, IL, 11111

Total Loan Amount	\$210,330
Purchase Loan Amount	\$185,000
Rehab Holdback	\$25,330
Monthly Payment	\$1,695.83
Interest Rate	11.0%
Cash Required at Closing	\$70,623.67 (28%)
Down Payment	\$65,000.00 (26.00%)
Origination Fee	\$3,155 (1.5%)
Service Fee	\$999.00
Pro-rated Interest	\$1,469.72
Third Party Costs *	Contact Closing Agent
Additional Details	
Loan Term	1.5 Years
Loan Type	1.5 Years Fixed
Interest-Only Period	1.5 Years
Amortization Period	Interest Only
Preferred Signing Date	09/03/2025
Purpose	New Purchase
Lien	1st Position
Property Type	Single-Family Home
Occupancy	Non-Owner Occupied
Purchase Price	\$250,000
As-is-Value	\$250,000
Estimated ARV	\$455,000
Loan-to-Cost	74%
Holdback Amount	\$25,330.00
Pre-Payment Penalty	None

The total loan amount is an estimate, and may be subject to change. The amount also does not include third party settlement costs that may be required to close your loan. For more details on those potential costs, please contact your settlement agent.

The loan is also subject to applicable Taxes, Insurance impounds and Association fees.

* Some third party costs include: Escrow/title fees, property taxes, and hazard insurance. These fees vary by county so please contact your closing agent to get a full schedule of fees and final cash to close amount.