

LENDER ESCROW INSTRUCTIONS

Escrow No.: 2091109

Date: July 26, 2023

Mona Lisa Financial LLC, as to a 100% undivided interest (hereinafter, "LENDER") whose address is 10632 N Scottsdale Rd, Ste B238, Scottsdale, AZ 85254.

-and-

Custom Valley Homes LLC, an Arizona Limited Liability Company, (Hereinafter, "BORROWER"), whose address is 4727 E Bell Rd, Ste 45368, Phoenix, AZ 85032

hereby employ Empire Title Agency (hereinafter called "Escrow Agent") to act as escrow agent in connection with a real estate loan made by Lender to Borrower in the sum of Five Hundred Ninty Four Thousand Two Hundred Thirty Seven dollars (\$594,237.00) (the "Note");

The Note is collateralized by one Deed of Trust on 1 (one) parcel(s) situated in Maricopa County, ARIZONA, and further described in Exhibit 1 attached hereto and incorporated herein by this reference and a security interest in certain collateral of the Borrower as more particularly described in the Security Agreement to be executed by Borrower at Closing.

At the Closing, The Borrower will execute in favor of the Lender (contingent upon Lender's review of the preliminary title report and approval of insurance certificates, as well as the requirements outlined in these Escrow Instructions) the Note, Deed of Trust encumbering the property(ies) described in Exhibit 1 and situated in Maricopa County Arizona securing said Note, Security Agreement, Management Agreement, Listing Agreement, Financing Statement, Personal Guarantees and Servicing Agreement all to be in form provided by Lender. The Deed of Trust shall provide a **Second** position lien with respect to the property.

If Escrow Agent is not a title insurance company then Escrow Agent will immediately request and provide to the Lender a Closing Letter of Protection from the title insurer covering this transaction. Such letter is to be faxed to Corey Schwartz at cschwartz@loanatik.com.

The Escrow Agent will confirm that the Borrower's name and identity appearing on the Promissory Note and Deed of trust exactly matches the purchaser or owner of the properties represented in this transaction.

The Escrow Agent will confirm that the commonly known address or tax assessor's parcel number used in each Loan Document corresponds to the property represented by the legal description contained in Exhibit 1.

The Escrow Agent will confirm that the legal description in the loan documents exactly matches the legal description contained in title policy.

If the Borrower is a corporation the Escrow Agent is hereby directed to obtain a certificate of good standing, Articles of Incorporation, Bylaws and statement of current shareholders and officers from the state in which the corporation was formed. If the Borrower is an LLC the Escrow Agent is hereby directed to obtain a certificate of existence from the state in which the Limited Liability Company was formed, list of current members, the operating agreement and articles of organization.

The Escrow Agent is to issue its ALTA EXTENDED form of Lender's Title Insurance Policy in favor of the Lender in the amount of the loan for the Arizona property(ies) previously described. Such title insurance policy will insure that the title to said properties is vested in the Borrower and free from encumbrances and will contain the following endorsements:

LTAA endorsement 3R, Restrictions, Easements and Minerals
LTAA endorsement 5, Type of Improvements
ALTA 8.1 Endorsement
ALTA 9 Endorsement

The Escrow Agent is authorized to show exceptions as noted in Schedule B exceptions of the title commitment, unless otherwise notified by Lender.

The Escrow Agent is hereby instructed to pay any delinquent property taxes or insurance out of escrow.

The Escrow Agent is hereby directed **NOT** to calculate, and distribute to the servicing agent or beneficiary, as appropriate prepaid interest from the closing date through Sept 1, 2023 based on the figures represented in the Promissory Note.

Escrow Agent shall pay to a Loan Documentation Fee in the amount of \$2,500.

The Escrow Agent is hereby instructed to prepare a settlement statement for all expected costs. The settlement statement must be approved by lender prior to releasing it to any other party. The Lender costs, which are to be paid by the Borrower include:

Cost	Description
\$0	Loanatik, L.L.C. Originator Compensation
\$0	Loanatik, L.L.C. Underwriting Fee to Lender
\$0	Contract Processing Fee
\$0	CPL Cost
0	Legal Fee to Greenburg Traurig
\$2,500	Documentation Fee

Escrow Agent is hereby directed to pay above fees due to Loanatik, LLC and Mortgage Processing Fee by .wire transfer:

FOR CREDIT TO: Loanatik, LLC
4701 E Grandview Rd
Phoenix, AZ 85255
602-558-1833

BANK: Western State Bank
BRANCH ADDRESS: 7001 N Scottsdale Rd, Suite 1000
Scottsdale, AZ 85253
ACCOUNT NUMBER: 85009688
ROUTING NUMBER: 091-30-7149

Escrow Agent is to record the deed of trust and **file and record** the UCC-1's, if applicable, in the appropriate state and county.

Escrow Agent is to pay from borrowers net proceeds all Escrow Agent costs and fees associated with the loan.

Calculation of Daily Interest:

Principal Amount: \$594,237.00

Note Rate: 14.59%

Days/Yr.: 360

Daily Interest: \$ 240.83

Copies of all closing documents recorded documents and the title insurance policy shall be delivered to Loanatik, LLC at 4701 E Grandview Road, Phoenix, AZ 85032.

Escrow Agent is not authorized to make any disbursements of the Loan funds until all conditions set forth in these Lender Escrow Instructions have been satisfied. If Escrow Agent is unable to comply with these Lender Escrow Instructions within 3 days from the date of this letter, the Lender may withdraw all money and papers belonging to the Lender, on demand; but, in the absence of such demand, Escrow Agent shall proceed to comply with these instructions as soon as practicable.

All disbursements may be made by check of Escrow Agent. Escrow Agent is not to perform account servicing.

THESE ESCROW INSTRUCTIONS HAVE BEEN ACCEPTED & APPROVED:

MONA LISA FINANCIAL LLC

By: _____
ELISABETTA WIDERHORN, Its manager

Empire Title Agency

Dawn Lifgren, Escrow Officer

Custom Valley Homes LLC, an Arizona Limited Liability Company

David Widerhorn, its Manager

Exhibit 1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA,
STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 35, DESERT HILLS NORTH, according to Book 154 of Maps, Page 14, records
of Maricopa County, Arizona.

Commonly known as: 11612 N 86th Street, Scottsdale, AZ 85260

APN: 175-13-078