

LENDER ESCROW INSTRUCTIONS

Escrow No.: 1920-17381nwd

Date: January 11, 2018

Loanatik, LLC as to a 100% undivided interest (hereinafter, "LENDER") whose address is 4550 East Cactus Road #250, Phoenix, AZ 85032.

-and-

David Login Perolis and Jensa Dawn Perolis, (Jointly and Severally, "BORROWER"), whose address is 17731 West Saguaro Lane, Surprise, AZ 85388

hereby employ First American Title Insurance Co (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 One Hundred Thousand and No Cents dollars (\$100,000.00) (the "Note");

The Note is collateralized by one Deed of Trust on 1 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 and Servicing Agreement all to be in form provided by Lender. The Deed of Trust shall provide a **first** 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 emailed to Corey Schwartz at cschwartz@loanatik.com.

The Escrow Agent will confirm and insure 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 and insure 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 and insure 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 as well as a certificate of good standing from the state in which the entity was formed.

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

The Escrow Agent is authorized to show exceptions 2 & 3, UCC1 liens encumbering only:

ALL OF THE DEBTOR'S RIGHT, TITLE AND INTEREST IN PHOTOVOLTAIC SOLAR ENERGY EQUIPMENT (IF ANY), INCLUDING BUT NOT LIMITED TO ROOFTOP SOLAR PANELS, ELECTRICAL INVERTERS, CABLES AND WIRES, SUPPORT BRACKETS, RELATED EQUIPMENT, AND ADDITIONS OR REPLACEMENTS OF THE SAME. IN ADDITION, THE SECURITY INTEREST INCLUDES ALL WARRANTIES ISSUED WITH RESPECT TO THE REFERENCED COLLATERAL.

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 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 AND FEE SCHEDULE

Cost	Description
2,000	Loanatik, LLC
\$750	Legal Fee to Zwillinger Greek Knecht & Gibson PC

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

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

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:

Loanatik, LLC
an Arizona Limited Liability Company

By: _____ date
Corey Schwartz, Manager

First American Title Insurance Co

Thida Bratton, Escrow Officer

By: _____
David Login Perolis

By: _____
Jensa Dawn Perolis

Exhibit 1

Real property in the City of Surprise, County of MARICOPA, State of Arizona, described as follows:

LOT 17, OF SURPRISE FARMS - PHASE 2, PARCEL 5, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 665 OF MAPS, PAGE 25, AN CERTIFICATE OF CORRECTION RECORDED IN DOCUMENT NO. 2004-1274613.

APN #: 502-84-834 0

Commonly known as: 17781 W Ironwood Street, Surprise, Arizona 85388

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