

GuardHill Financial Corp.
140 East 45th Street, 31st Floor
New York, NY 10017

REAL ESTATE LOAN TAX & INSURANCE RESERVE AGREEMENT

I have applied to you for a Real Estate Loan which will be secured by a Deed of Trust/Mortgage and repaid as stated in a Promissory Note.

I understand a Tax and Insurance Reserve Account is: ☒ **OPTIONAL** - Not required to get the loan.
☐ **REQUIRED**

I elect to: ☐ **OPEN** a Tax and Insurance Reserve Account.
☒ **NOT OPEN** a Tax and Insurance Reserve Account.

I agree:

At the same time I make the Note payments, I will pay you the amounts you have figured for deposit in the Tax and Insurance Reserve Account. These amounts should be enough to pay, when due, all taxes, assessments, insurance premiums and other expenses relating to the Loan.

If you decide there won't be enough money to pay the expenses, you may require me to increase payments into the Tax and Insurance Reserve Account. There could be a default under the Deed of Trust/Mortgage if any of these expenses described in it are not paid.

If the Tax and Insurance Reserve Account is **required**, I may not cancel it. If the Tax and Insurance Reserve Account is **optional**, I may cancel it at any time as long as it remains **optional**. If I break certain promises in my Deed of Trust/Mortgage, you may change an optional Tax and Insurance Reserve Account to a required Tax and Insurance Reserve Account.

You - or anyone who buys the Loan from you - may change or cancel the Tax and Insurance Reserve Account arrangements as allowed by law.

I understand that if the law of the state in which the property is located requires you to pay interest on money in the Tax and Insurance Reserve account, you will:

- Compute and pay interest at a rate no less than the minimum required by such applicable law;
- Calculate interest on my daily average Tax and Insurance Reserve Account balance for the calendar quarter; and
- Credit the interest at the end of the calendar quarter, or when the Tax and Insurance Reserve Account ends.

You may revise your interest rules, including lowering or stopping interest payments, as allowed by law.

Taxpayer Information

My taxpayer identification number (TIN) for tax information reporting purposes (Social Security number for individuals) is:



Paul D. McCrane: 209-52-6160, Dana McCrane: 558-49-2820

(Check one Box below only if its applicable to your situation.)

- ☐ I have not provided a TIN because no signer to the loan agreement is a citizen, resident nor engaged in business in the United States (if this box is checked, all signers to the loan agreement must sign below).
- ☐ The signer whose TIN is listed above has received a notice from the Internal Revenue Service that currently subjects him/her to 20% backup withholding.

Under penalties of perjury, each signer listed below certifies that the above taxpayer information is true, correct and complete.

I have kept a copy of this agreement.

 Paul D. McCrane	10-08-2020 Date	 Dana McCrane	10-08-2020 Date
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COVID-19 ATTESTATIONBorrower Name(s): **Paul D. McCrane and Dana McCrane**Property Address: **116 North Plymouth Boulevard
Los Angeles, CA 90004**

We recognize COVID-19 pandemic has impacted all our daily lives and is having far-reaching personal and economic consequences. It is important to ensure all borrowers will be able to have sustainable homeownership, therefore we are requesting the following attestation prior to closing:

1. That the income documentation submitted by you for qualification purposes is unchanged and not affected by COVID-19.
2. You are not aware of any current or future changes in your employment status or income that will affect your ability to repay.
3. You will not request or accept a forbearance and will make your mortgage payments on or prior to each monthly due date.

I, PAUL D. MCCRANE (the borrower), attest to #1, #2, and #3 above.

I, DANA MCCRANE (the borrower), attest to #1, #2, and #3 above.

<u>Paul D. McCrane</u>	<u>10-08-2020</u>	<u>Dana McCrane</u>	<u>10-08-2020</u>
Paul D. McCrane	Date	Dana McCrane	Date





October 1, 2020

To Whom It May Concern:

This letter certifies that I have been working with Paul McCrane, Ragtop Inc. for the last twenty-three years.

His business, Ragtop Inc, which provides entertainment services was established on August 29th, 1990.

Please reach out with any further questions.

Lea DiPerna, CPA

DiPerna Associates A Business Management Firm

P 212.675.3000 • F 646.224.8479 • www.dipernaassociates.com • 225 West 35th Street, Suite 802, New York, NY 10001



10/5/2020 4:51:43 PM

DRIVE Scoring Results

Data Integrity Risk Evaluation Report

PAUL MCCRANE

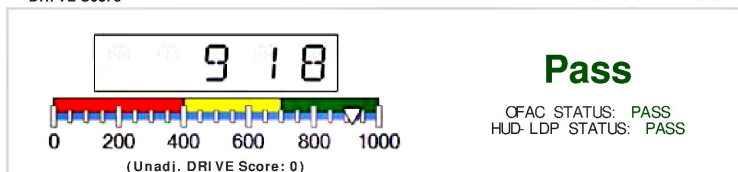
 116 N PLYMOUTH BLVD
 LOS ANGELES, CA 90004-3832

Lender Case/ Loan Number	2020001501	Last Submission Date	10/5/2020 4:51:43 PM
Submitted by	emcdonald1	Original Submission Date	10/5/2020 4:50:52 PM
DV PIN Code	6LTELC2BT	# of Times Scored	2
Company Name	Guardhill Financial Corp		
DataVerify Batch ID	7251dd24-30ee-49dd-ab73-3e01a52b6994		
Components Selected	IDVerify, AppVerify, PropertyVerify Market/History		
Scoring Profile	(#2067) Default Scoring Profile		
MSA	Los Angeles-Long Beach-Anaheim, CA		

[Show/Hide System Profile](#)
[Show/Hide Selected Data Options](#)

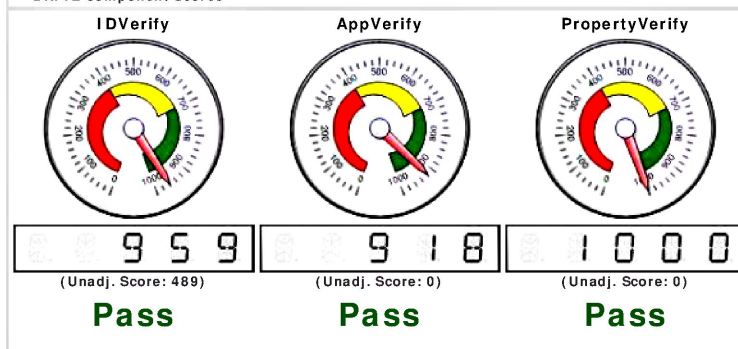
DRI VE Score

What is the DRIVE Score?



Last Condition/ Score Update 10/5/2020 4:59:54 PM

DRI VE Component Scores



Model	Value	Low Value	High Value	Confidence
PropertyVerify AVM	\$2,250,000	\$2,020,000	\$2,704,000	83
Average	\$2,250,000	\$2,020,000	\$2,704,000	

Estimated Loss/ Gain Analysis				
Estimated L/ G Range	\$978,000.00 - \$1,662,000.00			
Estimated Loss/ Gain	\$1,208,000.00	Estimated F/ C Sale Date	01/14/2022	
Estimated Actual LTV	40.00 %	Estimated F/ C Sale Price	\$2,248,000.00	
Indicated LTV/ CLTV	21.00 % / 40.00 %	Appraised Value	\$2,600,000.00	

Borrower Property Current Ownership & 3 Year History

Borwr #	Address	Purc/ Rec Date	Purc Price	Sale Price	Sale Date	Orig Loan Amount	Current Market Value*	SqFt	OO	Sold?
1,2	116 N PLYMOUTH BLVD LOS ANGELES, CA 90004	9/ 6/ 2002				\$500,000		2946	N	N

* Current Market Value estimated using HPI index and purchase price.

Additional Service

There are no Additional Services linked to this loan number

Categories

Main Category	Sub Category	Action(s) to Resolve	Category Percentage	% Cleared
High				
Appraisal / Collateral	Inflated Value	Review appraisal to review that the comps	57.75%	100.00%

		used are for valid comparable properties; review justification for adjustments; compare comp data from PropertyVerify to comps used in the appraisal.		
Misrepresentation	Employment	Review employment and income VOE documentation. Order IRS 4506 income verification to confirm stated income amount.	19.41%	100.00%
Misrepresentation	Occupancy	Review subject property location compared to current residence; employment/income; compare properties owned on Borrower REO, MERS and Credit Report to properties disclosed on the loan application. Obtain paystub, asset statement, tax receipt and/or utility bill to confirm current residency.	17.94%	100.00%
Medium				
Other	Ineligible/ Watchlist	Verify the identity of the participant and follow internal watchlist match procedures.	3.97%	100.00%
Low				
Misrepresentation	SSN	Verify the borrower's identity - name & SSN. Confirm true phone number through two different independent sources, and contact individual on ID. Obtain documentation to confirm borrower identity using SSA direct verification and obtain copies of driver's license and/or social security card.	0.46%	0.00%
Misrepresentation	Income	Review employment and income VOE documentation. Order IRS 4506 income verification to confirm stated income amount.	0.46%	0.00%

Submitted Loan Information

Loan Information								
Loan Numbers	2020001501	Application Date	8/18/2020					
Close Date	N/A	Loan Amount	\$535,000					
Loan Purpose	Refinance	Property Usage Type	Primary Residence					
Property Lien Type		Refi Purpose Type	Limited Cash-Out					
Current Occupancy		Property Type	Single Family					
LTV / CLTV	21.00% / 40.00%	Purchase Price	\$3,000,000					
Appraised Value	\$2,600,000	Appraisal Type						
Year Built		Square Feet						
Attachment Type		Units Financed						
Unpaid Principal Balance		Funding Date	10/14/2020					
Submitted(to Underwriting) Date	8/19/2020	Documentation Type	Full Documentation					
Documents Drawn Date		Approved Date						
Withdrawn Date		Declined Date						
Subject Property Address	116 N PLYMOUTH BLVD LOS ANGELES, CA 90004	Initial Submission Date						
Is the Loan Delegated		Client Loan Status	ReSubmitted					
Borrower Information								
PAUL MCCRANE 116 N PLYMOUTH BLVD LOS ANGELES , CA 90004		SSN: XXX-XX-6160 DOB: 1/19/1961 Phone: (323) 871-2222 Email Address: runpmc@mac.com IP Address: US Citizenship: US Citizen Borrower Residency Basis: Own Lived at Address:						
Base Income \$23,333 Overtime: \$0 Bonus: \$0 Commissions \$0 Dividends/ Interest \$0 Net Rental Income \$0 Other Income \$0 Total Income \$23,333 FICO: 809 Credit Report Date: 8/18/2020		Bankruptcy Indicator: N Outstanding Judgments Indicator: N Property Foreclosed Past Seven Years Indicator: N Loan Foreclosure Or Judgment Indicator: N Intent to Occupy Indicator: Y Property Ownership Last 3 Years Indicator: Y Property Type: Primary Residence Title Type: Jointly with your spouse						
Borrower Employer Information								
#	Employer	Title/ Position	Address	Phone	Self	Yrs on Job	Yrs Lene	Current
1	RAGTOP, INC	PRESIDENT	16 SOUTH OAKLAND AVE STE 200 PASADENA, CA 91101	(626) 440-9869	Y	30 Yrs 0 Mths	30	Y