

LOAN AGREEMENT

This Loan Agreement ("Agreement") is entered into on [DATE] ("Effective Date") by and between:

[HOMEOWNER'S NAME]
[HOMEOWNER'S ADDRESS]

("Borrows") and

[LENDER'S NAME]
[LENDER'S ADDRESS]

("Lender")

1. PURPOSE AND TERM

The Lender agrees to loan the Borrows an amount of \$200,000.00 ("Loan Amount") to be repaid by the Bor

The term of this Agreement shall commence on the Effective Date and continue for a period of 5 years (the "

2. INTEREST RATE AND PAYMENTS

The Lender agrees to charge interest on the Loan Amount at an annual rate of 6.25% ("Interest Rate"). The

The Borrows agree to make monthly payments in the amount of \$1,125.00 ("Monthly Payment") to repay the

3. REPAYMENT TERMS

The Borrows shall make each Monthly Payment on or before the 1st day of each month following the due da

4. DEFAULT AND REMEDIES

If the Borrows fails to make any payment when due, the Lender may declare the entire amount due and pay

If the Borrows fails to repay the Loan Amount in accordance with this Agreement, the Lender may take any o

- a. Accelerate the maturity of the Loan;
- b. Sell the property where the Loan was secured;
- c. Use any equity in the property as security for the repayment of the Loan.

5. SECURITY

The Borrows grants to the Lender a first lien on the property described above, including all improvements an

6. NO WAGE GARNISHMENT

The Borrows agrees that no wages, salary or other income shall be garnished by the Lender except as perm

7. INSPECTIONS AND REPORTS

Upon request, the Borrows shall provide the Lender with all inspections, reports, and certifications necessary