

Dear Community,

We are continuing, and hopefully close to finalizing, the legal review with [@steakhouse](#) in connection with our upcoming request to increase debt ceiling and bring in a trustee to oversee our vault. Thanks you to all of the parties involved, everyone has worked super hard on this, and we are excited to have the finish in sights.

I wanted to take a couple minutes to discuss the state of our current vault, and remind everyone of the protections we have in place now (which will get even stronger once the above-mentioned upgrade takes place). As of the end of April, and given that we have not been growing the vault due to constraints on the co-investor covenant, which should be resolved soon, the vault is in sound condition. It's diversified across about 50 loans, comprised of 42 different borrowers, with the largest single borrower exposure of around 7%. The weighted average LTV of the underlying collateral is at 70%. In addition, the vault is protected with over 40% of junior capital (with majority coming from New Silver), so given these values, prices for underlying real estate collateral would have to fall by over 70% to have any impact on Maker's capital. Post upgrade, we are going to continue to conservatively originate sound product with borrowers that are highly likely to repay their loans in full, and with collateral that has withstood the test of time.

Here is the latest US real estate market overview from [realtor.com](#) :

- The number of homes actively for sale increased by 48.3% compared to last year.
- The total number of unsold homes, including homes that are under contract, increased by 6.3% compared to last year.
- Home sellers were less active this April, with 21.3% fewer homes being listed for sale compared to last year.
- The median price of homes for sale increased by 2.5% annually in April, lower than March's growth rate.
- Homes spent 49 days on the market, which is 17 days longer than last year but still shorter than before the pandemic.

Loan Originations in Tinlake

New Loans: 23

New Loan USD Volume: \$6.5mm

Average Originated Interest Rate: 9.5%

Average Tinlake Finance Fee: 6.8%

Average Loan Amount: DAI 291,600

Average Loan to Value: 57%

Average FICO score: 692

Average Term: 4.1 months (mainly due to extensions)

Loans Paid Back: 27

Current MakerDAO Debt Ceiling: DAI 20mm with about DAI 5.1mm used

Loan Performance

90+ day late: 0

Forbearance: 0

Foreclosure: 0