

PROPERTY DETAILS

Subject Property Address	48 Maple Avenue
	Toms River, NJ 08753
Loan Purpose	Purchase
Loan Type	Fix & Flip
Property Type	Single Family
Number of Properties	1

BORROWER INFO

Primary Sponsor Name	Alex Sample
Entity Name	Sample Holdings LLC
Borrower Experience	4 completed projects in the last 24 months
Qualifying FICO Score	720
Loan Guaranty	Full Recourse

LOAN STRUCTURE SUMMARY

Estimated ARV	\$ 360,000
Purchase Price	\$ 180,000
Construction Budget	\$ 85,000
Initial Loan Amount	\$ 162,000
Existing Payoff	\$ 0
Total Loan Fees & Costs	\$ 5,950
Total Loan Amount	\$ 247,000

ESTIMATED CASH DUE FROM BORROWER

At Close	\$ 23,950
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Cash to close does not include 3rd-party title fees or any required inspection or contractor due-diligence fees.

LOAN TERMS SUMMARY

Estimated Loan Amount	\$ 247,000
Rate	10.99 %
Origination Fee	1.50 %
Term	12 Months Interest Only
Initial Payment	\$ 1,484
Payment Once Fully Drawn	\$ 2,262

DEAL METRICS

LTV (As-Is)	90.00 %
After-Repair LTV	68.61 %
CLTV (After-Repair)	
Loan-to-Cost	93.21 %

LOAN COSTS — PAID AT CLOSING

Origination Fee	\$ 3,705
Underwriting Fee	\$ 995
Bank Attorney Fee	\$ 1,250
Projected Total Loan Costs	\$ 5,950

LOAN COSTS — PAID OUTSIDE CLOSING

Upfront Appraisal Fee	\$ 650
Draw & Inspection Fee	\$ 250

The draw fee is charged per property inspected, per each draw, and is netted against draw proceeds.

ADDITIONAL INFORMATION

This term sheet is a **SAMPLE** for illustration only. Actual terms depend on the property, the borrower, underwriting, appraisal and title, and are not a commitment to lend.

All terms in this conditional term sheet are subject to change and are based on projections shared with the lender. An approved GC may be required for complex or heavy-rehab projects. Permits are not required to close but may be required before a draw is approved.

Sample only. Not an offer or a commitment to lend.

This estimate is for informational purposes only and is not a commitment to lend. All loans are subject to borrower qualification and final credit approval, underwriting, and program guidelines, and are subject to change without notice in the lender's sole discretion. Fidelity Residential is a dba of PFN Lending Group, Inc. · NMLS ID #103098 · Equal Housing Lender.

ACCEPTANCE & E-SIGNATURE

By signing below, the borrower(s) acknowledge they have reviewed and accept the terms of this conditional term sheet. Electronic signatures are legally binding under the U.S. ESIGN Act and applicable state UETA.

Borrower Signature

Alex Sample
Printed Name · Date: _____

SAMPLE