



Your Real Estate Lending Partner™

Presented to:	Seattle Investors Club	Address:	360 NW Rhododendron Dr. Bremerton, WA 98312
Type of Closing:	Escrow	Processing Fee:	\$ 695
Purchase Price:	\$ 50,000	Interest Rate:	12.0%
Remodel Budget:	\$ 60,000	Loan Duration (Days):	180
Down Payment:	20.0%	Drawn Funds (Days): ¹	60

Investment Loan Program Comparison

Loan Program	Bridge	vMax	v100	Fix & Flip ³
Loan Origination Fee	2.00% \$ 800	3.50% \$ 1,400	3.50% \$ 1,750	3.75% \$ 3,300
Cash to Close <small>Not including 3rd Party Fees</small>	\$ 11,495	\$ 12,095	\$ 12,445	\$ 25,995
Loan Amount	\$ 40,000	\$ 50,000	\$ 50,000	\$ 88,000
Holdback Account	N/A	\$ 10,000	\$ 10,000	\$ 60,000
Total Cash Investment <small>Cash to Close, Interest, Rehab</small>	\$ 73,895	\$ 74,695	\$ 75,445	\$ 31,875
Net Cash Investment <small>After Holdback Release, Net Draw Fee</small>	\$ 73,895	\$ 64,845	\$ 65,595	\$ 31,875
Holdback Guideline <small>ARV²</small>	N/A	\$ 71,429	\$ 71,429	N/A
		No Draw	Draw	
Total Financing Cost	\$ 3,895	\$ 4,495	\$ 4,845	\$ 5,445
				\$ 9,875

Investment Loan Terms/Guidelines

Loan Program	Bridge	vMax	v100	Fix & Flip ³
Loan Fee Calculated off of	Note Amount	Funded Loan Amount ⁴	Note Amount	Note Amount
Interest Accruing off of	Note Amount	Funded Loan Amount	Note Amount	Note Amount
Holdback Made Available	N/A	Credit towards Cash to Close on next Veristone Financed Purchase	Cash out when Home is Listed <70% or Appraisal <70% LTV	During Construction
Per Draw Fee	N/A	\$ 150	\$ 150	\$ 150
Initial Loan Term	6 Months	6 Months	6 Months	6 Months
Credit Available	No	No	Yes - 1% if paid off in <60 days	No
Extension Available	Yes - 1% for 60 days or 1.5% for 90 days	Yes - 1% for 60 days or 1.5% for 90 days	Yes - 1% for 60 days or 1.5% for 90 days	Yes - 1% for 60 days or 1.5% for 90 days
Prepayment Penalty	No	No	No	No

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1. Estimated # of Days that the Holdback is fully drawn
2. Upon Project Completion - Value needed to receive Full Holdback Release
3. Fix & Flip Estimated Draws: 4
4. Funded Loan Amount **\$40,000.00**

Lender has delivered to Borrower, Lender's estimate of the value of the real property, the cost of financing, the cost of remodel (as applicable) and the cost of selling the property (the "Investment Model") as a result of information received from the Borrower. The Investment Model contains a number of assumptions of which Borrower controls the outcome, such as financing costs, remodeling costs, and sales costs. The Investment Model is not a statement as to the value of an investment in securities, rather Lender's estimate as to the value of real estate based on information provided by the Borrower. Borrower is a sophisticated real estate investor and has not relied on the Investment Model to make his or her decision to purchase the property.