

999-999-9999 Office
 999-999-9999 FAX
 outate81723@mypacks.net

From the desk of
 Jeffrey D. Smith
 General Manager

Verity Investments LLC
 1067 S HOVER ST, UNIT E-205
 Longmont, CO 80501

Hard Money Financing Request

Property Address: 123 Elm St, FuzzyTown, Pensyltuckey 99999

Size: 1800, Units: 1, Beds: 4, Baths: 2, Parking: 2

Repair days: 50, Marketing days: 50, Closing days: 30, Total days: 130

Annual property taxes: \$900.00, Annual insurance: \$400.00, Monthly utilities: \$100.00

After Repair Value (ARV):	\$140,000.00	
Profit:	-\$28,000.00	[20.00%]
Total Investment to Value (ITV):	\$112,000.00	[80.00%]

Entry Costs (hard costs)

Closing Costs:..... \$520.00
 Reinstatement Cost:

Delinquent Tax Liens:.....
 Short Sale Junior Liens:.....
 Tax, Insurance, Attorney:

Repairs:..... \$50,000.00
 Supervision Fee:..... \$5,000.00
 Assignment Fee:..... \$4,200.00
 Carrying Costs:..... \$4,500.00
 Staging and Marketing:..... \$500.00
Total Entry Costs:..... \$64,720.00

Exit Costs (soft costs)

Cost to Sell:..... \$1,400.00
 Cost to Refinance:.....
 Buyer Incentives:..... \$4,200.00
 Commissions:..... \$8,400.00
 Participation Share:..... \$12,000.00
 Finance Charge:..... \$4,100.00
Total Exit Costs:..... \$30,100.00

Total Costs:	-\$94,820.00	
Maximum Allowable Offer:	\$17,180.00	[12.27% ARV]
Acquisition plus Entry Costs:	\$81,900.00	
Monthly Debt Service:	\$819.00	[12.00% annual]
Private Note Principal:	\$81,900.00	[58.50% ARV]
Private Note Deferred Interest:	+\$4,100.00	[5.01% points]
Private Note Balloon:	\$86,000.00	[4 months]

To Whom It May Concern:

We request a private loan for the above project as a private note, secured without recourse as a 1st lien on the subject property. The amount of \$81,900.00 plus 5.01% POINTS of \$4,100.00, totaling \$86,000.00 that will be due at project completion in approximately 4 months, with interest-only monthly debt service of \$819.00 (12.00% annual) rolled into the entry costs. Your private loan will be repaid at project completion either by sale or refinance, to be determined later.

THIS IS NOT A CONTRACT – Signing below will not obligate you to sign a financing contract

_____	_____	_____	_____
Financier (signature)	Date	Financier (print)	Title