

Ditmas Park Capital LP  
11 Hawk Way, Lakewood, NJ 08701  
TERM SHEET

Date: 1/20/17                      This Term Sheet is good for 30 days.

Borrower LLC:                      Your LLC

Guarantor:                              your name                      cell #: 555-555-5555

Address of Property:                      160 Bergen Ave Town, NJ

Purchase amount:                      \$130,000

Loan amount:                              \$104,000

Net Funding:                              \$100,120 (less BPO, application fee, inspection, insurance & 2  
points)  
(104,000-250-100-250 -1200-2,080)

Term of loan:                              12 months; 3 months minimum. At the end of the 9th month a  
payment equal to one percent (1%) of the current principal balance  
is due if the loan is still outstanding. 13 head checks required.  
    This loan must be paid back by the end of 12 months. At our  
discretion, we may allow a six (6) month extension upon a)  
payments of 2 points b) a 15% reduction of principal and c)  
interest rate of 13%

Interest rate:                              12% annual rate

Monthly Payments:                      \$1,340 (1,040 int. 300 taxes)

Origination fees:                              2% to Ditmas Park Capital LP

Monthly Taxes:                              \$300

Insurance:                                      \$1,200

Pre-Loan Inspection:                      \$250

BPO Fee:                                      \$250

Application Fee:                              \$100

Attorney's fee:                              \$600 closing fee, \$150 Discharge fee

Payoff Fee:                                      \$200

Cancellation Fee:                              \$500

If Construction Loan: \$ \_\_\_\_\_

Net Funding: \$ \_\_\_\_\_ (less inspection fee \$ \_\_\_\_\_ & 2% points)

Title Co/ Insurance Agent: \_\_\_\_\_

\_\_\_\_\_  
Borrower

\_\_\_\_\_  
Date