

CYNERGY

Financial Trust

City Scape Office Towers
One East Washington Street - Suite 500
Phoenix, AZ 85004

PRIVATE COMMERCIAL FUNDING

1. Submission Package Requirements:

- a) Detailed Executive Summary or Business Plan. If construction project must include draw schedule. Be sure to include exit strategy.
- b) Proof of Funds –must be liquid and dated within 5 of submission.
- c) Process Acknowledgement Form (must be signed and dated by Client)
- d) All items must be submitted in PDF Format.
- e) Each Item must be in PDF Format separated from the other items
- f) Items must be labeled properly identifying the item. If underwriter has to go searching for items that are not labeled properly, file will be denied and deleted. There are absolutely no exceptions.
- g) All items must be submitted by email only. No fax transmission accepted.
- h) Submission must contain all the required Items below as attachments in one email.

2. Down-payment Requirement:

- a) Minimum \$15 Million to \$30 Million 5%
- b) Minimum \$30 Million to \$50 Million 2.5%
- c) Minimum \$50 Million to \$100 Million 1.5%
- d) Minimum \$100 Million to \$500 Million+ 1%

Note: Down-payment is used to bind/purchase loan insurance and to cover back-end banking fees. Funding will occur at 100% and the down-payment is refunded in the first disbursement.

3. Basic Terms and Agreement:

- a) The Trust receives 25% of the project and takes a hands-off management approach.
- b) The 25% position is final and will not be higher even if there is risk involved.
- c) JV is 75/25 split ownership with 25% to the trust only after profits have been generated.
- d) Interest rates will vary and are subject to change without notice. Actual rate is provided with preapproval.
- e) The loan will be project based, not borrower based, and the joint venture funds 100% of cost.
- f) The investor/developer must be an experienced.
- g) Interest rates will range from 5% down to 3.5% depending on type project or improved purchase.
- h) No interest and no payments until the project show profit.

Note: Terms of the Agreement will be finalized in the funding contract