

LINK LOAN CONTRACT SIGNING INSTRUCTIONS

Please follow the instructions below for each Link Home Loan signing:

- ☐ At signing appointment, signer(s) should be ready with ID, canceled check and certified funds check for closing costs. Please confirm when scheduling signing.
- ☐ Print **two** copies of everything - one is returned via overnight, one stays with the signer.
- ☐ Notarize the fully executed Link Loan Agreement
DO NOT notarize page 12 of the contract – this is for Trio to sign & notarize
- ☐ Have the signor **initial each page of the below required disclosures:**
 - Schedule A – Legal Description
 - Schedule B – Link Loan Terms
 - Schedule C – Closing Statement of Seller's Purchase of the Property
 - Schedule D – Sample Memorandum of Contract
 - Schedule E – Maintenance and Repair Guidelines
 - Link Disclosure and Terms
 - Link Welcome Letter
- ☐ Memorandum of Contract for Deed. Notarize the signed copy.
- ☐ Applied Assurance Payment Protection Contract. Have the customer complete the first page & sign.
- ☐ Make a copy/take picture of the signor's Government Issued ID and send with package.
- ☐ Complete and Sign ACH Authorization Form & collect a canceled check to verify ACH info.
- ☐ Amount due from customer is equal to the highlighted total funds required on Schedule B document. Funds should be collected and deposited into the escrow account for the related closing. If signing remote, scan a copy of the check for Trio and deliver to the closing office or include it in the FedEx package to Trio. **NOTARY TO INITIAL AS CONFIRMATION OF RECEIPT.**
- ☐ If **closing office** is handling Link Loan and property purchase, then scan all to Trio and FedEx for Trio signature.
- ☐ If **notary** is handling Link Loan signing, then scan the entire package to Trio before for review before dropping in Fedex!

Please return full copy of the lease, AAC addendum, first page of each disclosure initialed and copies of IDs to the address below via Express Overnight Delivery with included label:

Trio Residential LLC
Attn: Closings
10900 NE 4th Street, STE 2300
Bellevue, WA 98004

Trio will sign and notarize originals and provide a fully executed copy to the customer and to the closing office for the Memorandum of Contract for Deed for recording.

10900 NE 4th St, STE 2300
Bellevue, WA 98004
thinktrio.com

CONTRACT FOR SELLER FINANCING

This Contract for Seller Financing ("Contract") is effective as of _____ by and between _____ an instrumentality of government under Texas state law, hereinafter referred to as "SELLER," and _____, residing at _____, hereinafter referred to as the "BUYER" or possessively with "they" or "their," whether one or more, on the terms and conditions and for the purposes hereinafter set forth.

WHEREAS, the Seller works with participating mortgage lenders and other private and government-related entities to offer potential homebuyers credit opportunities in an effort to increase affordable and sustainable homeownership of individuals who may face challenges qualifying for a traditional home mortgage loan;

WHEREAS, the Buyer desires to become a homeowner, but needs time and assistance to meet the criteria for approval for a traditional home mortgage loan;

WHEREAS, using the services of a licensed real estate agent, the Buyer has identified a property for purchase, agreed to a purchase price with a third-party seller, and signed a purchase agreement with said third-party seller;

WHEREAS, the Buyer has qualified for home financing offered by the Seller, known as a Link Home Loan, typically in the amount of 100% of the purchase price of the property, and the Buyer consents to the terms of such seller financing on the terms and conditions provided herein;

WHEREAS, in addition to receiving up to 100% financing through the Link Home Loan, the Buyer agrees to pay and/or have the third-party seller pay for the closing costs and prepaid items required under the FHA OwnOption Mortgage originated for the Seller by the participating mortgage lender;

WHEREAS, under a Link Home Loan, the Seller typically pays 100% of the property purchase price the Buyer has negotiated with the third-party seller by funding the down payment and becoming the borrower on an FHA OwnOption Mortgage in the Buyer's place for a limited time; and

WHEREAS, in such situations where the home price is greater than the amount of financing offered by Seller in a market area or at the option of the Buyer, the Buyer may provide their own down payment funds reducing the amount of financing provided by Seller; and

WHEREAS, the Seller accepts this role as borrower until such time as the Buyer can assume the role as borrower under this Contract, or to otherwise payoff this Contract; and the Seller agrees to sell, convey, and transfer title to the property to the Buyer at that time under the terms and conditions provided herein.

NOW THEREFORE, in consideration of the promises and mutual covenants set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. **PROPERTY.** The property sold under this Contract is located at _____, _____, _____ in _____ County (the "Property") and is legally described in the attached Schedule A.
2. **PURCHASE PRICE.** The purchase price of the Property is the full sales price of the Property, net of any optional down payment funds from the Buyer, as agreed upon between the Buyer and its third-party seller prior to Seller's Closing (as defined below), plus any of the Seller's closing costs to acquire the Property minus any funds paid by the Buyer and/or third-party seller credits for the required closing costs and

prepaid items required under the FHA OwnOption Mortgage by the participating mortgage lender (the "Purchase Price"). The agreed upon Purchase Price of the Property shall be \$_____.

3. **LINK HOME LOAN AMOUNT.** To finance the Buyer's purchase of the property from the Seller, the Seller shall provide the Buyer with this Contract which is equal to the Purchase Price plus any financed amounts, fees, interest, or expenses charged or incurred by the Seller in connection with the FHA OwnOption Mortgage during and after Seller's Closing and not separately invoiced and paid for by the Buyer (the "Loan Amount"). The Loan Amount shall be repaid in monthly payments based in part upon the underlying terms of the Seller's FHA OwnOption Mortgage ("Seller's FHA Mortgage") as further described herein. This Contract provides a first mortgage with a 40-year amortization. The interest rate and principal amount of this first mortgage are included in Schedule B, attached hereto.
4. **FINAL CLOSING TERMS.** *Closing Costs.* Any actual closing costs incurred by the Seller at the Seller's Closing and not accounted for in the Loan Amount shall be separately invoiced to the Buyer by Seller's Servicer. The Buyer hereby consents to these additional charges and shall pay them promptly in accordance with the due date indicated on the invoice or statement provided by Seller's Servicer. *Change in Closing Terms.* Should the terms of the closing of the Seller's FHA Mortgage change, the Monthly Payment (as defined below) and closing costs due from Buyer may change accordingly. Buyer acknowledges that such changes will be included in subsequent monthly payments.
5. **MOVE IN.** Except as provided elsewhere in this Contract, possession of the Property by the Buyer shall be coordinated between the Buyer, the closing office and the Buyer's agent ("Move In").
6. **TERM.** The Term of this Contract shall be 40 years from Seller's Closing unless earlier terminated in accordance with the terms and conditions of this Contract.
7. **TERMINATION.** This Contract shall automatically terminate upon payoff or refinance of the Loan Amount and the corresponding transfer of legal title of the Property from the Seller to the Buyer. The Seller may terminate this Contract upon proper notice to the Buyer in connection with a default of any of Buyer's obligation under this Contract. Upon termination of this Contract for any reason, no amounts shall be due or refunded to the Buyer for any amounts previously paid under this Contract.
8. **MONTHLY PAYMENT.** The Buyer's "Monthly Payment" is inclusive of the principal, interest, mortgage insurance, property taxes and homeowners insurance (together, "PITI") as determined by Seller's Servicer (as defined in Section 31), plus an interest rate premium of up to 2% above the pricing of the Seller's FHA Mortgage. The Monthly Payment includes the payment for the first mortgage with details provided in Schedule B, attached hereto. The PITI shall be disclosed in the closing disclosure provided by the Seller's participating mortgage lender and included as Schedule C, attached hereto. Should the PITI increase during the Term for any reason, including but not limited to increases in property taxes and insurance policies, the Monthly Payment will increase to reflect the change. The Buyer understands and acknowledges that said changes are made by the mortgage servicer on the Seller's FHA Mortgage, and that the Buyer shall pay the increased Monthly Payment in accordance with the terms of this Contract. The Buyer's first Monthly Payment along with any pro-rated Monthly Payment is due via certified funds upon signing of this Contract or at a minimum of 2 business days before Seller's Closing or Buyer's Move In, whichever is earlier.
9. **TERMS OF PAYMENT.** Monthly Payments are due each month on or before the 1st of the month for which the payment is being made (the "Due Date") and must be submitted electronically to Seller's Servicer. Monthly Payments shall continue during the Term until such time as the Buyer pays-off or refinances all amounts owed under this Contract.

10. **LATE PAYMENTS.** If any payment obligation under this Contract (including the Monthly Payment) is not paid when due, the Buyer shall be in default. The Buyer shall pay a late charge of \$195, or the maximum amount allowable under applicable law, whichever is less, for each Monthly Payment that remains unpaid more than 5 days after its Due Date. This late charge shall be paid to the Seller as liquidated damages in lieu of actual damages; not as a penalty. Should any payment obligation not be made within 10 days of the Due Date, Seller may issue a Notice of Default (as described in Section 18) and assess additional charges, including interest at the lesser of 18% per annum, or the maximum amount allowed by law. If the Buyer fails to cure the default, a Notice of Termination shall be given, which provides the Seller the option to terminate this Contract and regain possession of the Property (as outlined further in Sections 19 and 20).
11. **NON-SUFFICIENT FUNDS.** The Buyer shall be charged a fee of \$125 or the maximum amount allowable under applicable law, whichever is less, for any payment that is returned for insufficient funds, incorrect banking information, or for any other reason. Should the Buyer make 3 or more payments that are returned for any reason, the Buyer will be required to make all future payments using certified funds or through an alternate payment method as prescribed by the Seller's Servicer. If any returned payments result in the Buyer's Monthly Payment not being paid when due, the Buyer will be in default.
12. **PREPAYMENT.** The Buyer may payoff or refinance the Loan Amount in its entirety at any time. Should the Buyer payoff or refinance the Loan Amount before the end of 36 months (3 years) a prepayment penalty may apply. See Section 14.
13. **SELLER FINANCING.** The Buyer may refinance this Contract at any time during the Term using Seller Financing. "Seller Financing" means the Buyer's assumption of the Seller's FHA Mortgage and the Seller issuing a second mortgage in an amount equal to the difference between the Purchase Price and the amortized principal balance of the Seller's FHA Mortgage at the time of the Buyer's refinancing of this Contract ("Second Mortgage"). The Buyer's interest rate on the Seller's FHA Mortgage shall be as provided in its loan documents and included in Schedule C attached hereto. The interest rate on the Second Mortgage shall be 3% per annum with an amortization term of 15 years. The Buyer acknowledges and understands that the Seller is not a mortgage lender and in accordance with FHA guidelines, the Buyer must use a mortgage lender to qualify to assume the Seller's FHA Mortgage. Seller makes no representation as to the Buyer's ability to qualify to assume the Seller's FHA Mortgage or to refinance this Contract. Seller Financing may take 90 days or more to close, thus it is recommended that the Buyer initiate the process by notifying the Seller of its intentions at least 90 days prior to an expected closing date. Upon closing of the Seller Financing by the Seller and the Buyer, obligations of the Seller under the Seller's FHA Mortgage will transfer to the Buyer subject to the terms of the mortgage lender and the Second Mortgage.
14. **PAYOFF.** The Buyer may payoff the entirety of the Loan Amount at any time using Seller Financing or beginning in the 25th month after Seller's Closing using (1) Buyer's own funds or (2) third-party financing ((1) and (2) together are "Alternative Financing"). Should the Buyer use Alternative Financing within the first three years after Seller's Closing, the Buyer shall pay a fee to the Seller of 2% of the Purchase Price, which may be included in the sales price to the Buyer at closing of the Alternative Financing. The Buyer shall also pay all costs and fees associated with the transfer of the Property, including but not limited to escrow charges, title expenses, appraisal, inspections, excise taxes, prepaid items, transfer fees, taxes, recording fees, and attorney fees. The transfer of the Property from the Seller to the Buyer shall occur at such time that the Seller's Servicer has confirmed that the Link Home Loan has been fully paid-off. Beginning in the 25th month, should the Buyer desire to pay off any portion of the Loan Amount other than the full amount, a request may be made to the Seller in writing. The Seller may request certain information from the Buyer to make a determination, and the Seller may approve or reject the requests in the Seller's sole and absolute discretion.

15. **HOMEOWNERSHIP COUNSELING.** Prior to Move In, the Buyer must complete the Homebuyer Education class offered online through eHome America (www.ehomeamerica.org) or other approved agency at their own cost and expense and provide a certificate of completion to the Seller. The Buyer must also participate in an online post-purchase homeownership counseling program (“Homebuyer Planning”) at their own cost and expense with a qualified housing counseling agency selected by the Seller. This Homebuyer Planning is conducted by HUD-approved counselors and includes financial planning, home care, credit management, and mortgage readiness counseling. If, at any time during the Term of this Contract, the Buyer has difficulty paying the Monthly Payment on time, the Buyer may be required to use hardship counseling services as identified by the Seller before any Seller accommodations will be considered. The Buyer’s personal information collected by Homebuyer Planning may be shared with the counseling agency and servicers of this Contract. Any fees for such services not directly paid by or billed to the Buyer will be included in the closing costs or if closed, included in the Monthly Payment.
16. **CONTRACT CONTINGENT ON ACQUISITION OF TITLE.** The Buyer acknowledges that unless the Property is already owned by the Seller, this Contract is contingent upon the Seller acquiring title to the Property under the related purchase and sale agreement negotiated by the Buyer with a third-party seller of the Property. In the event Seller does not acquire title within 60 days of the expected closing date through no fault of the Seller, the Seller may void this Contract. The Seller shall not be liable to the Buyer for any damage caused by the Seller’s failure to acquire title to the Property. Should the Seller void this Contract, all funds advanced to the Seller by the Buyer will be refunded, less the underwriting fee and direct costs Seller incurred, such as credit, inspection, appraisal fees or forfeited earnest money. The Seller has no liability for any refund due to the Buyer from any third-party, including but not limited to the third-party seller of the Property, the lender, a builder, or contractors.
17. **DELAYED OCCUPANCY.** The Seller shall not be liable to the Buyer for any damages or costs incurred as a result of a delay in occupancy of the Property for up to 90 days from the date of Seller’s Closing on the Property, so long as such delay was not the direct result of any intentional act or inaction of the Seller. During such delay, the Buyer shall not be responsible for the payment of any additional Monthly Payments, but payments shall promptly resume when the delay has been cleared and the Buyer informed of its ability to occupy the Property. Should occupancy of the Property be delayed for 91 days or longer, the Buyer may opt to terminate this Contract by delivering written notice to Seller, but Seller shall not be liable to the Buyer for any refunds, damages, or other expenses associated with the delay or this Contract.
18. **BUYER’S DEFAULT.** In the event of the Buyer’s failure to perform any covenant or condition contained in this Contract (including paying the Monthly Payment on time and maintaining the Property in accordance with Section 22), the Buyer will be in default. Buyer shall also be in default if: (a) the Buyer is determined to be insolvent; (b) Buyer files a petition under any section or chapter of the Bankruptcy code or any similar law or statute of the United States; (c) a creditor records a judgement against the Buyer without an agreed upon settlement, or (d) the Buyer is found to conduct, or have conducted, illegal activity on the Property. Upon Seller being made aware of any default, the Seller shall provide the Buyer with written notice describing such default in detail (“Notice of Default”) and, unless otherwise provided elsewhere in this Contract, give the Buyer 10 days from the date of the notice to cure such default (“Cure Date”). If the Buyer fails to cure the default by Cure Date, then a Notice of Termination (as described below) shall be delivered to the Buyer.
19. **NOTICE OF TERMINATION AND REMEDIES.** In the event the Buyer fails to cure all defaults by the Cure Date, the Seller shall issue a Notice of Termination describing the defaults in detail and the Seller’s available remedies (“Notice of Termination”). Seller’s remedies include, but are not limited to, the following: reclaim the Property for the Seller’s benefit; evict the Buyer; foreclose on the Property; require payment of the entire balance of the Purchase Price, including any additional or outstanding fees and

charges within 30 days from the end of the Second Cure Date; or amend this Contract with terms it deems acceptable for the increased risk associated with the Buyer ("Seller's Remedies"). Upon delivery to the Buyer of a Notice of Termination, the Buyer shall have an additional 10 days to cure all defaults ("Second Cure Date") described in the Notice of Termination. If the Buyer again fails to cure all defaults, the Seller shall notify the Buyer of its chosen remedy by issuing the Buyer with a "Notice of Remedy." Nothing contained herein shall be deemed to limit any available remedy to the Seller in law or at equity.

20. **EFFECT OF TERMINATION.** Unless the Seller's chosen remedy is to amend this Contract under different terms, the Buyer shall be required to vacate the premises within 10 days of receipt of the Notice of Remedy. Should Buyer fail to vacate the Property as required by the Notice of Remedy, the Seller has the right to initiate legal action to evict the Buyer and obtain vacant possession of the Property. Upon termination of this Contract by Seller, the Buyer forfeits its rights to the Property and to any and all payments previously made or due under this Contract. Further, the Seller reserves the right to recover any unpaid amounts and damages resulting from any other actions of the Buyer, including but not limited to, financial losses, physical damage to the Property whether or not intentional or caused by the Buyer, and deferred maintenance related to the Property. The Buyer shall be responsible for all costs related to Seller's legal actions directly caused by or related to Buyer's default under this Contract.
21. **ENCUMBRANCES.** The Buyer understands and acknowledges that the Seller has obtained an FHA Mortgage on the Property to effectuate this Contract with the Buyer. A copy of the closing disclosure for the Seller's FHA Mortgage, showing the original outstanding principal balance and the name and address of the lender, is attached hereto as Schedule C.
22. **MAINTENANCE AND REPAIRS.** Buyer agrees to maintain the Property as would be expected of any reasonable homeowner, and at a minimum, with any applicable homeowners association requirements and in accordance with the Seller-provided guidelines, the latter of which is attached hereto as Schedule D. The Property shall be covered by a home warranty approved by the Seller and paid for by the Buyer throughout the Term. Buyer shall provide the Seller's Servicer proof of home warranty coverage on each anniversary date from the date of the Seller's Closing. Should the Buyer not renew or provide proof of warranty coverage 30 days prior to the anniversary date, then Seller may force-place coverage with a vendor of its choice and charge the Buyer the cost in their Monthly Payment. An administrative fee of \$125 will be charged should the Seller be required to force-place coverage. Buyer is responsible for all costs of maintenance as well as deductibles for use of the home warranty and any insurance claims. Seller retains the right to have the Property inspected by a third-party inspector at its option periodically but with no less than 48-hour notice to the Buyer. Should Seller or Seller's Servicer be required to administer maintenance or repairs, then charges for such services along with a reasonable administrative fee will be added to the Buyer's Monthly Payment. A schedule of such fees is available upon request.

Failure by the Buyer to maintain the Property as specified herein shall be a default under this Contract causing the Seller to deliver a Notice of Default to the Buyer and beginning the Buyer's 10-day cure period. Notwithstanding anything in this Contract to the contrary, if Buyer fails to cure all defaults by the Cure Date, the Seller, in its sole and reasonable discretion, may have any maintenance or repairs completed and charge the Buyer for said maintenance and repairs in the Monthly Payment. At its election and without additional notice, the Seller may also issue a Notice of Termination in accordance with Section 19.

23. **DESTRUCTION OR CONDEMNATION OF THE PROPERTY.** The parties agree and acknowledge that the risk of loss in connection with (i) any damage or destruction, in whole or part, that may occur to the Property, or (ii) any proceedings to take or condemn the whole or part of the Property for public or quasi-public use under any statute, or by the right of eminent domain, shall be borne by the Buyer to the extent allowable by law. As the legal title holder, the Seller shall be the recipient of any insurance or government payout with respect to the casualty loss or property taking, respectively, and the Buyer shall be liable to the

Seller for payment of any difference between an insurance or government payout and the full amount of the Purchase Price. Any insurance or government payment that is paid to the Buyer is in error and the Buyer shall promptly turn over such payment to the Seller. The parties acknowledge and agree that the Buyer is intended to receive the full benefit of these payouts when the Buyer fulfills its obligations under this Contract. The Buyer shall continue to make full and timely Monthly Payments despite any damage, destruction, or condemnation of the Property resulting in the partial or complete inability of the Buyer to occupy the Property.

24. **PROPERTY IMPROVEMENTS.** The Buyer agrees that all buildings, fixtures, and improvements currently on or subsequently added to the Property may not be removed but will remain on the Property so long as the Seller holds legal title to the Property. Should the Buyer consider financing or leasing any improvements to the Property (such as solar energy equipment) or making any structural changes to the Property, the Seller's advance written approval is required and all work must be performed by licensed and bonded contractors.
25. **CONDITION OF PROPERTY.** In connection with the acquisition of the Property by the Seller, the Buyer had the right and opportunity to inspect the Property using an independent third-party home inspector. Through its inspection the Buyer has direct knowledge of the condition of the Property, and the Buyer provides its unconditional acceptance and approval of the condition by entering into this Contract. The Seller is under no obligation to make any improvements or repairs prior to or during the Term of this Contract. No Seller disclosure will be provided to the Buyer. The Seller is not, nor has Seller ever been, an occupant of the Property. The Property is being offered to the Buyer "AS IS."

BUYER ACKNOWLEDGES THAT PRIOR TO SIGNING THIS CONTRACT, BUYER HAS PERSONALLY INSPECTED THE PROPERTY AND/OR HAD THE PROPERTY INSPECTED BY A LICENSED THIRD-PARTY HOME INSPECTOR. THE BUYER ACCEPTS THE CONDITION OF THE PROPERTY FOR BUYER'S USE 'AS-IS' AND SHALL MAKE NO CLAIMS OF ANY KIND AGAINST THE SELLER IN RELATION TO OR IN CONNECTION WITH THE CURRENT OR FUTURE CONDITION OF THE PROPERTY.

26. **INSURANCE.** The Buyer shall be responsible for all insurance premiums and use fees or deductibles. The Seller agrees to maintain property hazard insurance on the Property. Property hazard insurance premiums are included in the Monthly Payment paid by the Buyer and forwarded to the insurance carrier by the Seller's Servicer. Should the premiums increase during the Term, the Monthly Payment will increase accordingly. Any separate charges by the insurance carrier not included in the Monthly Payment shall be paid directly by the Buyer or separately invoiced to the Buyer by Seller's Servicer. The Buyer hereby consents to these additional charges and shall pay them promptly in accordance with the due date indicated on the invoice or statement provided by Seller's Servicer.

The Buyer shall maintain personal property insurance for items the Buyer places inside or on the Property. The Seller recommends that the Buyer's insurance policy include loss of use coverage in the event Buyer is required to vacate the Property due to property damage or condemnation. The Seller shall not be responsible for any damage or injury to the Property, the Buyer, or any guest, invitee, or trespasser, or to the personal property of any of the foregoing, or for any costs associated therewith, including but not limited to insurance policy deductibles and attorney's fees, no matter the cause of the damage and whether or not covered by an insurance policy. The Seller or Seller's Servicer shall charge a fee of \$125 per disbursement if it is required to administer any claims of behalf of the Buyer. In the event that an insurance carrier approves a claim that limits occupancy of the Property, the Buyer shall continue to fulfill its obligations under this Contract, including paying the Monthly Payment.

27. **PROPERTY TAXES AND ASSESSMENTS.** The Buyer shall be responsible for payment of all property taxes and assessments, which shall be included in the Monthly Payment. The Seller's Servicer shall

forward the Buyer's payment of property taxes and assessments to the appropriate taxing authority. The Buyer shall be responsible for all property tax increases, which shall be passed on to the Buyer as an increase in the Monthly Payment or be separately invoiced to the Buyer by Seller's Servicer. If the Buyer becomes aware of any separate charges or assessments made by taxing authorities against the Property and not paid by the Seller's Servicer, Buyer shall pay the taxing authority directly and notify the Seller's Servicer of such payment. Should the Seller or the Seller's Servicer be required to administer any payments on behalf of the Buyer, a fee of \$125 per occurrence, in addition to the related charge and late fees, shall be charged to the Buyer.

28. **MEMBERSHIP IN HOMEOWNER'S ASSOCIATION.** Where applicable, the Buyer must be a member and abide by the covenants, conditions, and restrictions of any homeowner's association ("HOA") with which the Property is associated. The Buyer is responsible for all dues, fees, and assessments, including transfer charges, from the HOA ("HOA Fees"). Non-payment of HOA Fees by the Buyer is a default under this Contract for which the Seller will issue a Notice of Default. If the Buyer fails to pay HOA Fees when due, the HOA may put a lien the Property. Should the Seller's Servicer be required to complete any HOA authorization forms on the Buyer's behalf, a fee of \$125 per occurrence shall be charged. Should the Seller's Servicer be forced to pay HOA Fees on the Buyer's behalf, a fee of \$125 per payment, in addition to the HOA Fees, shall be charged to the Buyer. Should the Buyer fail to comply with the obligations under HOA requirements and the Seller or Seller's Servicer is required to respond or process compliance documents or notifications matters, a fee of up to \$125 per item shall be charged. Should Seller or Seller's Servicer be required to administer HOA related issues or payments then charges for such services along with a reasonable administrative fee will be added to the Buyer's Monthly Payment. A schedule of such fees is available upon request.
29. **UTILITIES.** The Buyer is responsible for payment of all utilities, cable, and internet services, including any assessments, deposits, fees, and transfer charges, that local providers of those services may charge ("Utility Charges"). Non-payment of Utility Charges by the Buyer is a default under this Contract for which the Seller will issue a Notice of Default. If the Buyer fails to pay Utility Charges when due, the Seller may have such services terminated. Should the Seller's Servicer be required to complete any authorization forms on the Buyer's behalf, a fee of \$125 per occurrence shall be charged. Should the Seller's Servicer be forced to pay Utility Charges on the Buyer's behalf, a fee of \$125 per payment, in addition to the Utility Charges, shall be charged to the Buyer. Should Seller or Seller's Servicer be required to administer utility services or payments then charges for such services along with a reasonable administrative fee will be added to the Buyer's Monthly Payment. A schedule of such fees is available upon request.
30. **HOME PAYMENT PROTECTION.** Included with this Contract and effective upon the Buyer's signature and Move In is a 36-month Home Payment Protection contract ("HPPC") which renews automatically in subsequent 36-month terms. The HPPC covers up to 50% of the Buyer's Monthly Payments for up to for up to three consecutive months on two distinct occurrences over each 36-month period, in the event the Buyer experiences an eligible hardship. An eligible hardship may include Buyer's loss of employment, reduction in household income, disability, or loss of life. To submit a claim, the Buyer must work with a homeownership counselor and submit all required documents as required by the HPPC issuer's underwriter. Home Payment Protection is issued by a third-party and the Seller does not guaranty nor represent that any coverage will be provided in connection with any claim made by the Buyer. Premiums for HPPC are included in closing costs and the Monthly Payment. The Buyer should carefully review the terms of the HPPC for details.
31. **SELLER'S SERVICER.** This Contract shall be serviced by Trio Residential, LLC on behalf of the Seller with an address of 2100 SE 17th Street #112, Ocala, Florida 34471 and a phone number of 888-892-0887,

(“Seller’s Servicer” or “Servicer”). Trio Residential may contract with additional subcontractors and sub-servicers in addition to the mortgage servicer for the Seller’s FHA Mortgage.

32. **EQUITABLE TITLE:** Provided that the Buyer is not in default, the Seller grants the Buyer an equitable interest in the Property with the right to use the Property in the manner of a reasonable homeowner. This grant excludes the right to sell or sublet the Property, including short-term rentals through such services as AirBnB and VRBO. Sale or sublease of the Property requires express written consent of the Seller, which may be withheld for any reason at the Seller’s reasonable discretion.
33. **DEED AND TITLE.** At closing of the Buyer’s payoff or refinancing of the Property, the closing agent shall provide the Buyer with an updated title report evidencing clear title as required for the Buyer’s lender and with a deed or similar document based on state and local laws to the Property evidencing the Seller’s transfer of its interest in the Property to the Buyer. The Buyer shall be responsible for all costs (including all Seller costs) associated with the transfer of title of the Property from the Seller to the Buyer.
34. **CHANGE IN CIRCUMSTANCE.** The Buyer is required to immediately notify the Seller upon any significant change in Buyer’s financial condition, including loss or change in job, adverse credit actions, judgments, tax liens, bankruptcy filings or other condition which could impact the Buyer’s ability to pay the Monthly Payment or payoff or refinance this Contract.
35. **NOTICES.** Any notice or communication required or permitted under this Contract shall be sufficiently given if delivered in person or by certified mail, to the addresses listed above or to such other address as one party may have furnished to the other party in writing. Notice to the Seller shall be provided to the Seller’s Servicer at the address provided herein. The notice shall be deemed received when delivered or on the third day after mailing if not signed for. Electronic notice via email or posting to the Buyer’s payment portal is an accepted form of notice for all actions other than a Notice of Termination.
36. **ASSIGNMENT.** The Seller may assign or transfer its rights under this Contract as may be required in the conduct of its business without the consent of the Buyer. The Buyer may not assign or transfer this Contract or their rights hereunder for any reason without prior written consent of the Seller.
37. **ATTORNEY FEES.** If any payment obligation, including maintenance costs, under this Contract is not paid when due, the Buyer promises to pay all costs of collection, including reasonable attorney fees, whether or not a lawsuit is commenced as part of the collection process.
38. **ENTIRE CONTRACT.** This Contract contains the entire agreement of the parties and there are no other promises, conditions, understandings, or agreements, whether oral or written, relating to the subject matter of this Contract. This Contract may be modified or amended in writing, so long as all parties obligated under this Contract sign such modification or amendment.
39. **SEVERABILITY.** If a court finds that any provision of this Contract is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited. If any such portion cannot be rewritten as such, then it shall be stricken, and the remaining provisions shall continue to be valid and enforceable.
40. **INDEMNIFICATION.** Seller assumes no liability for injury to the Buyer, Buyer’s guests, or invitees, or trespassers. To the extent permitted by law, the Buyer agrees to indemnify, hold harmless, and defend Seller and Seller’s agents from and against any and all losses, claims, liabilities, and expenses, including reasonable attorney fees, which Seller may incur in connection with, arising out of, or resulting from any Property defects, whether known or unknown, now or hereafter occurring, and from Buyer’s possession,

use, or misuse (including the conducting of illegal activity) of the Property, or any breach of this Contract by the Buyer.

41. **TAX EXEMPTION.** As an instrumentality of government, the Seller may be entitled to claim the Property for exemption from property taxes as well as other exemptions, however, the Monthly Payment will not be adjusted for such exemptions.
42. **SELLER DISCLOSURES.** All Seller Disclosures for the Property were reviewed, received, and acknowledged by the Buyer in connection with the purchase agreement between the Buyer and third-party seller prior to the Seller's Closing. The buyer should consult with its real estate agent or closing agent for any questions related to or connection with such disclosures. The Seller is not responsible for providing any additional disclosures in connection with the subsequent transfer of Property from the Seller to Buyer under this Contract.
43. **RESTRICTIONS ON SALE AND TRANSFER.** The Buyer does not have the right to sell the Property without the Seller's advance written notice which may be withheld for any reason at the reasonable discretion of the Seller. Should the Buyer (with advance approval from the Seller) sell the Property within the first three years after Seller's Closing, the Buyer shall pay a fee to the Seller of 2% of the Purchase Price, which may be included in the sales price to the Buyer at closing of the sale. Further, the Buyer's rights under this Contract are not transferrable to any party, heirs, executors, or successors in the case of Buyer's death or incapacitation, without the Seller's advance written notice which may be withheld for any reason.
44. **OTHER PROVISIONS.** *Governing Law.* This Contract shall be construed in accordance with the laws of the state in which the Property is located. *Joint Liability.* If more than one Buyer signs this Contract, each Buyer shall be jointly and severally liable for all obligations under this Contract. *Notice of Marketing Practices.* The Seller reserves the right to use any imagery and specifications of the Property in its marketing, advertising, and promotional outreach. *Acknowledgment of Marketing Communications.* Buyer acknowledges that the Seller and its servicers may use the Buyer's personal information to directly communicate through a variety of communication and marketing platforms, including email, newsletters, social media, and others as it deems appropriate. *Binding on Heirs and Successors.* All of the terms, covenants, and conditions contained in this Contract shall apply to, inure to the benefit of, and be binding on the heirs, executors, administrator, successors and assigns of the parties, except as otherwise expressly provided herein. *Waiver.* The failure of either party to enforce any provisions of this Contract shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Contract. *Buyer's Warranties.* Buyer represents that they have been truthful in their application for credit and will abide by the terms of the Contract. Should the Seller discover that the Buyer was approved for this Contract through submission of fraudulent information, the Buyer may issue a Notice of Termination and retains the right to initiate immediate legal action to evict the Buyer and obtain vacant possession of the Property. *Public Record.* The Seller is an instrumentality of government and subject to public records requests. *Relationship between the Parties.* The relationship between the parties is that of buyer and seller and not that of landlord and tenant.
45. **DISPUTE RESOLUTION.**
 - a. *Arbitration.* With the exception of the termination of this Contract by the Seller due to a default of the Buyer, all disputes, controversies or claims of any sort, arising out of or in any way relating to this Contract, its negotiation, and the services provided pursuant to it, whether based in contract, tort, statute, or any other legal or equitable theory (collectively "Disputes"), shall be resolved by settlement, or final and binding arbitration, or in and through a small claims court having jurisdiction over such disputes, at the discretion of the party initiating the Dispute. Each party is

responsible for its own attorney's fees if the party chooses to be represented by an attorney. Where permitted by applicable law, Buyer agrees to pay Seller's travel and lodging expenses, should Seller (or its representative) be required to be in attendance and should Seller prevail in its case against the Buyer. Arbitration shall be conducted within the geographical limits of the applicable federal district court where the Property is located, or such other location upon which both parties mutually agree. The Commercial Arbitration Rules and Supplementary Procedures for Consumer-Related Disputes of the American Arbitration Association (the "Arbitration Rules") in effect at the time arbitration is demanded by either party shall govern the arbitration proceeding and the selection of one neutral arbitrator to preside over the proceeding. The arbitrator is empowered to decide all Disputes and all questions related to the enforceability and scope of these dispute resolution provisions, including but not limited to their validity, interpretation, and applicability. No arbitration may proceed on a class or representative basis, and the arbitrator may not consolidate any arbitration proceeding governed by these dispute resolution provisions with any other person's arbitration proceeding, and may not otherwise preside over any form of a representative or class proceeding. Under the Arbitration Rules, each party is required to pay certain administrative and arbitrator fees, which may be thousands of dollars. Each party is required to pay its portion of the required fees at least 10 business days prior to commencement of the arbitration.

- b. *Class Action and Jury Trial Waiver.* Each party to this Contract may bring a dispute against the other only in its individual capacity and not as a plaintiff or class member in any purported class or representative proceeding. Each party gives up or waives any right it may have to have any disputes between them resolved by a jury.
- c. *Process of Termination.* Should Seller terminate this Contract, Seller may elect to take any course of action permitted under state and local laws, including prosecuting a default within the local courts in the relevant jurisdiction, to enforce its rights under this Contract.

<<<SIGNATURE PAGE FOLLOWS>>>

BUYER:

BUYER NOTICES AND SIGNATURES. By signing below, I am entering into this seller financing agreement to purchase the Property which is the subject of this Contract. I acknowledge that I am being granted equitable title to the Property, meaning that I will not take legal title to the Property unless and until I payoff or refinance this Contract using either the included Seller Financing or an alternative third-party financing. I have read all pages of this Contract carefully and agree to all terms.

BUYER GUARANTEE. By my signature below I jointly and severally guarantee payment and performance of all promises contained in this Contract. Should I default, the Seller may proceed immediately against me, personally. My liability will be unconditional and will not be affected by any settlement or modification of this Contract, whether or not by operations of law. Should the Seller be required to enforce this Guaranty, I agree to pay all expenses (including reasonable attorney's fees and legal expenses) the Seller may incur.

Buyer Test _____, Buyer

_____, Buyer

STATE OF _____,

COUNTY OF _____,

On this ____ day of _____, _____ before me personally appeared _____ and _____ (Buyer(s)), to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

Signature of Notary

Printed Name of Notary

Notary Public in and for the State of _____

My commission expires _____

SELLER:

SELLER GUARANTEE. By the signature below the Seller guarantees that it has the right to sell the Property under the terms agreed to in this Contract. The Seller further guarantees it has the right to provide the Seller Financing for the benefit of the Buyer.

SELLER:

By: Program Administrator

STATE OF WASHINGTON,

COUNTY OF KING,

On this ____ day of _____, _____ before me personally appeared _____, Program Administrator, on behalf of _____ (Seller), to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

Signature of Notary

Printed Name of Notary

Notary Public in and for the State of Washington

My commission expires _____

SCHEDULE A
LEGAL DESCRIPTION OF THE PROPERTY

SAMPLE

SCHEDULE B
LINK LOAN TERMS

SAMPLE

SCHEDULE C
CLOSING STATEMENT OF SELLER'S PURCHASE OF THE PROPERTY

SAMPLE

**SCHEDULE D
MAINTENANCE AND REPAIR GUIDELINES**

SAMPLE



SCHEDULE B - Link 40 Single
LINK LOAN TERMS - CLOSING ESTIMATE

Property Address:	
Link Borrower:	
Link Loan Number:	1048630
Close Date:	4/6/2022
First Scheduled ACH Payment Date:	6/1/2021

Estimated Link Home Loan Principal Amounts

Purchase Price	\$276,305.00
Link 1st Mortgage	\$276,305.00

Estimated Link Monthly Payment

Interest Rate	6.625%
Loan Term (Years)	40
Link Servicing Fee	\$35.00
Principal & Interest Payment	\$1,642.31
Taxes & Insurance Escrow Payment	\$939.22
Total Monthly Payment	\$2,616.53

Estimated Link Monthly Payment

\$2,616.53

Estimated Cash to Close

Prorated Link Servicing	\$179.48
First Month's Link Payment	\$2,616.53
Link Origination Fee (0.5% of the Purchase Price)	\$1,381.53
Link Closing Fee (if not included in closing costs)	\$1,295.00
Signing and Notary Costs	\$375.00
Est. Closing Costs (3% of the 1st Mortgage)	\$9,830.34
Total Cash Required	\$15,677.88
Minimum Customer Contribution (3.5% of PP)	\$9,670.68

The Buyer acknowledges that the included information in this disclosure is an estimate and that the actual numbers in their financing will differ. Further, the Buyer acknowledges that unless the Property is already owned by the Seller, this financing is contingent upon the Seller acquiring title to the Property under the related purchase and sale agreement negotiated by the Buyer with a third-party seller of the Property. In the event Seller does not acquire title within 60 days of the expected closing date through no fault of the Seller, the Seller may void this Contract. The Seller shall not be liable to the Buyer for any damage caused by the Seller's failure to acquire title to the Property. Should the Seller void this Contract, all funds advanced to the Seller by the Buyer will be refunded, less the underwriting fee and direct costs Seller incurred, such as credit, inspection, appraisal fees or forfeited earnest money. The Seller has no liability for any refund due to the Buyer from any third-party, including but not limited to earnest money or other fees paid to the third-party seller of the Property, the lender, a builder, or vendors. The undersigned acknowledges the estimated pricing included herein and agrees to continue to closing and fund required costs to close.

See Your Link Loan Agreement for Terms and Conditions of Your Contract

This disclosure is an estimate and is not a commitment to lend

Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information

Date Issued
Closing Date
Disbursement Date
Settlement Agent
File #
Property

Transaction Information

Borrower

Seller

Lender

Loan Information

Loan Term 30 years
Purpose Purchase
Product Fixed Rate

Loan Type ☐ Conventional ☒ FHA
☐ VA ☐
Loan ID #
MIC #

Sale Price \$276,305

Loan Terms

Can this amount increase after closing?

Loan Amount \$271,300 NO

Interest Rate 5.25 % NO

Monthly Principal & Interest \$1,498.13 NO

See Projected Payments below for your
Estimated Total Monthly Payment

Does the loan have these features?

Prepayment Penalty NO

Balloon Payment NO

Projected Payments

Payment Calculation

Years 1-30

Principal & Interest \$1,498.13

Mortgage Insurance + 187.66

Estimated Escrow + 751.56
Amount can increase over time

Estimated Total Monthly Payment \$2,437.35

Estimated Taxes, Insurance & Assessments

\$777.56
Monthly

Amount can increase over time
See page 4 for details

This estimate includes

- ☒ Property Taxes
- ☒ Homeowner's Insurance
- ☒ Other: MI

In escrow?

YES
YES
NO

See Escrow Account on page 4 for details. You must pay for other property costs separately.

Costs at Closing

Closing Costs \$16,947.32 Includes \$7,914.14 in Loan Costs + \$9,053.78 in Other Costs - \$20.60 in Lender Credits. See page 2 for details.

Cash to Close \$9,830.34 Includes Closing Costs. See Calculating Cash to Close on page 3 for details.

Closing Cost Details

Loan Costs			Borrower-Paid		Seller-Paid		Paid by Others
			At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges							
01	% of Loan Amount (Points)						
02							
03							
04							
05							
06							
07							
08							
B. Services Borrower Did Not Shop For			\$5,403.09				
01	Appraisal Fee	to Appraisal		\$595.00			
02	Attorney's Fees	to	\$125.00				
03	Flood Certification	to CoreLogic Flood Services	\$17.00				
04	Mortgage Insurance Premium	to Dep't. of Housing & Urban	\$4,666.09				
05							
06							
07							
08							
09							
C. Services Borrower Did Shop For			\$2,511.05				
01	Title - Chain of Title Doc Prep Fee	to Title Agency	\$15.00				
02	Title - Doc Prep Fee	to Title Agency			\$75.00		
03	Title - eRecording Fee	to Title Agency	\$19.20				
04	Title - Lender's Title Insurance	to Title Agency	\$1,735.00				
05	Title - Settlement Fee	to Title Agency	\$350.00		\$350.00		
06	Title - Texas Guaranty Fee	to Title Insurance Guaranty	\$4.00				
07	Title - Title Endorsement Fee	to Title Agency	\$387.85				
D. TOTAL LOAN COSTS (Borrower-Paid)			\$7,914.14				
Loan Costs Subtotals (A + B + C)			\$7,319.14	\$595.00			
Other Costs							
E. Taxes and Other Government Fees			\$212.00				
01	Recording Fees	Deed: \$34.00 Mortgage: \$148.00	\$212.00				
02							
F. Prepays			\$1,981.25				
01	Homeowner's Insurance Premium (12 mo.) to Insurmark A Division of		\$1,005.75				
02	Mortgage Insurance Premium (mo.)						
03	Prepaid Interest (\$39.02 per day from 4/6/22 to 5/1/22)		\$975.50				
04	Property Taxes (mo.)						
05							
G. Initial Escrow Payment at Closing			\$4,255.08				
01	Homeowner's Insurance	\$83.82 per month for 3 mo.	\$251.46				
02	Mortgage Insurance	per month for mo.					
03	Property Taxes	\$667.74 per month for 7 mo.	\$4,674.18				
04							
05							
06							
07							
08	Aggregate Adjustment		-\$670.56				
H. Other			\$2,605.45				
01	HOA Association Dues	to HOA	\$177.03				
02	HOA Capital Contribution	to HOA	\$360.00				
03	HOA Transfer Fee	to			\$125.00		
04	Home Warranty Premium	to Applied Assurance	\$1,334.42				
05	Homebuyer Education Fee	to MMI	\$234.00				
06	Land Survey	to Land Surveying, Inc.	\$150.00				
07	Real Estate Commission	to			\$8,289.15		
08	Tax Certificate	to Title Agency			\$36.00		
09	Title - Owner's Title Insurance (optional)	to Title Agency			\$126.00		
10	Transaction Fee	to TRIO	\$350.00				
I. TOTAL OTHER COSTS (Borrower-Paid)			\$9,053.78				
Other Costs Subtotals (E + F + G + H)			\$9,053.78				
J. TOTAL CLOSING COSTS (Borrower-Paid)			\$16,947.32				
Closing Costs Subtotals (D + I)			\$16,372.92	\$595.00	\$9,001.15		
Lender Credits (Includes \$20.60 credit for increase in Closing Costs above legal limit)			-\$20.60				

Calculating Cash to Close

Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$20,250.00	\$16,947.32	YES · See Total Loan Costs (D) and Total Other Costs (I). · Increase exceeds legal limits by \$20.60. See Lender Credits on page 2 for credit of excess amount.
Closing Costs Paid Before Closing	\$0	-\$595.00	YES · You paid these Closing Costs before closing.
Closing Costs Financed (Paid from your Loan Amount)	-\$4,666.00	-\$4,666.00	NO
Down Payment/Funds from Borrower	\$1.00	\$0	YES · You decreased this payment.
Deposit	\$0	\$0	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	\$0	\$0	NO
Adjustments and Other Credits	\$0	-\$1,855.98	YES · See details in Section K and Section L.
Cash to Close	\$15,585.00	\$9,830.34	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing	\$292,657.32
01 Sale Price of Property	\$276,305.00
02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$16,352.32
04	
Adjustments	
05	
06	
07	
Adjustments for Items Paid by Seller in Advance	
08 City/Town Taxes to	
09 County Taxes to	
10 Assessments to	
11	
12	
13	
14	
15	

L. Paid Already by or on Behalf of Borrower at Closing	\$282,826.98
01 Deposit	
02 Loan Amount	\$271,300.00
03 Existing Loan(s) Assumed or Taken Subject to	
04	
05 Seller Credit	
Other Credits	
06 DPA IHFC	\$9,671.00
07	
Adjustments	
08	
09	
10	
11	
Adjustments for Items Unpaid by Seller	
12 City/Town Taxes to	
13 County Taxes 01/01/22 to 04/06/22	\$220.98
14 Assessments to	
15 ADJUSTMENT FOR OWNER'S PREMIUM	\$1,635.00
16	
17	

CALCULATION

Total Due from Borrower at Closing (K)	\$292,657.32
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$282,826.98
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$9,830.34

SELLER'S TRANSACTION

M. Due to Seller at Closing	\$276,455.00
01 Sale Price of Property	\$276,305.00
02 Sale Price of Any Personal Property Included in Sale	
03 Survey fee	\$150.00
04	
05	
06	
07	
08	
Adjustments for Items Paid by Seller in Advance	
09 City/Town Taxes to	
10 County Taxes to	
11 Assessments to	
12	
13	
14	
15	
16	

N. Due from Seller at Closing	\$10,857.13
01 Excess Deposit	
02 Closing Costs Paid at Closing (J)	\$9,001.15
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan	
05 Payoff of Second Mortgage Loan	
06	
07	
08 Seller Credit	
09	
10	
11	
12	
13	
Adjustments for Items Unpaid by Seller	
14 City/Town Taxes to	
15 County Taxes 01/01/22 to 04/06/22	\$220.98
16 Assessments to	
17 ADJUSTMENT FOR OWNER'S PREMIUM	\$1,635.00
18	
19	

CALCULATION

Total Due to Seller at Closing (M)	\$276,455.00
Total Due from Seller at Closing (N)	-\$10,857.13
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$265,597.87

Additional Information About This Loan

Loan Disclosures

Assumption

- If you sell or transfer this property to another person, your lender
- ☒ will allow, under certain conditions, this person to assume this loan on the original terms.
 - ☐ will not allow assumption of this loan on the original terms.

Demand Feature

Your loan

- ☐ has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.
- ☒ does not have a demand feature.

Late Payment

If your payment is more than 15 days late, your lender will charge a late fee of 4% of the principal and interest overdue.

Negative Amortization (Increase in Loan Amount)

Under your loan terms, you

- ☐ are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- ☐ may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- ☒ do not have a negative amortization feature.

Partial Payments

Your lender

- ☐ may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
- ☐ may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
- ☒ does not accept any partial payments.

If this loan is sold, your new lender may have a different policy.

Security Interest

You are granting a security interest in
556 Taggart Trail, Jarrell, TX 76537

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

Escrow Account

For now, your loan

- ☒ will have an escrow account (also called an “impound” or “trust” account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow		
Escrowed Property Costs over Year 1	\$11,270.64	Estimated total amount over year 1 for your escrowed property costs: See attached page for additional information
Non-Escrowed Property Costs over Year 1	\$312.00	Estimated total amount over year 1 for your non-escrowed property costs: HOA Dues You may have other property costs.
Initial Escrow Payment	\$4,255.08	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$939.22	The amount included in your total monthly payment.

- ☐ will not have an escrow account because you declined it. ☐ your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner’s insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow		
Estimated Property Costs over Year 1		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee		

In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.

Loan Calculations

Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$590,863.63
Finance Charge. The dollar amount the loan will cost you.	\$317,410.78
Amount Financed. The loan amount available after paying your upfront finance charge.	\$264,563.21
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	6.327 %
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	99.153 %



Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Other Disclosures

Appraisal

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

Contract Details

See your note and security instrument for information about

- what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of loan, and
- the rules for making payments before they are due.

Liability after Foreclosure

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- ☒ state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- ☐ state law does not protect you from liability for the unpaid balance.

Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

Tax Deductions

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

Contact Information

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name					
Address					
NMLS ID					
TX License ID					
Contact					
Contact NMLS ID					
Contact TX License ID					
Email					
Phone					

Addendum to Closing Disclosure

This form is a continued statement of final loan terms and closing costs.

Settlement Agent

Additional Information About This Loan

Loan Disclosures

Escrow Account

Escrow		
Escrowed Property Costs over Year 1	\$11,270.64	Estimated total amount over year 1 for your escrowed property costs: Property Taxes, Homeowner's Insurance, Mortgage Insurance

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Program Administrator as Agent

DATE

Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information

Date Issued
Closing Date
Disbursement Date
Settlement Agent
File #
Property

Transaction Information

Borrower

Seller

Lender

Loan Information

Loan Term 15 years
Purpose Purchase
Product Fixed Rate

Loan Type ☒ Conventional ☐ FHA
☐ VA ☐ _____
Loan ID #
MIC #

Estimated Prop. Value \$276,305

Loan Terms

Can this amount increase after closing?

Loan Amount	\$9,671	NO
Interest Rate	3%	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$66.79	NO
Does the loan have these features?		
Prepayment Penalty		NO
Balloon Payment		NO

Projected Payments

Payment Calculation	Years 1-15	
Principal & Interest		\$66.79
Mortgage Insurance	+	0
Estimated Escrow <i>Amount can increase over time</i>	+	0
Estimated Total Monthly Payment		\$66.79
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$0.00 Monthly	This estimate includes <input type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>
		In escrow? YES

Costs at Closing

Closing Costs	\$0.00	Includes \$0 in Loan Costs + \$0.00 in Other Costs - \$0 in Lender Credits. <i>See page 2 for details.</i>
Cash to Close	\$0	Includes Closing Costs. <i>See Calculating Cash to Close on page 3 for details.</i>

Closing Cost Details

Loan Costs		Borrower-Paid		Seller-Paid		Paid by Others
		At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges						
01	% of Loan Amount (Points)					
02						
03						
04						
05						
06						
07						
08						
B. Services Borrower Did Not Shop For						
01						
02						
03						
04						
05						
06						
07						
08						
09						
10						
C. Services Borrower Did Shop For						
01						
02						
03						
04						
05						
06						
07						
08						
D. TOTAL LOAN COSTS (Borrower-Paid)						
Loan Costs Subtotals (A + B + C)						
Other Costs						
E. Taxes and Other Government Fees						
01	Recording Fees Deed: Mortgage:					
02						
F. Prepaids						
01	Homeowner's Insurance Premium (mo.)					
02	Mortgage Insurance Premium (mo.)					
03	Prepaid Interest (per day from to)		\$0.00			
04	Property Taxes (mo.)					
05						
G. Initial Escrow Payment at Closing						
01	Homeowner's Insurance per month for mo.					
02	Mortgage Insurance per month for mo.					
03	Property Taxes per month for mo.					
04						
05						
06						
07						
08	Aggregate Adjustment		\$0.00			
H. Other						
01						
02						
03						
04						
05						
06						
07						
08						
I. TOTAL OTHER COSTS (Borrower-Paid)						
Other Costs Subtotals (E + F + G + H)						
J. TOTAL CLOSING COSTS (Borrower-Paid)						
Closing Costs Subtotals (D + I)						
Lender Credits						

Calculating Cash to Close

Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$0	\$0	NO
Closing Costs Paid Before Closing	\$0	\$0	NO
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$0	-\$19,342.00	YES · You decreased this payment.
Deposit	\$0	\$0	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	\$0	\$0	NO
Adjustments and Other Credits	\$0	\$19,342.00	YES · See details in Section K and Section L.
Cash to Close	\$0	\$0	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION**K. Due from Borrower at Closing**

- 01 Sale Price of Property
 02 Sale Price of Any Personal Property Included in Sale
 03 Closing Costs Paid at Closing (J)
 04

Adjustments

- 05
 06
 07

Adjustments for Items Paid by Seller in Advance

- 08 City/Town Taxes to
 09 County Taxes to
 10 Assessments to
 11
 12
 13
 14
 15

L. Paid Already by or on Behalf of Borrower at Closing

- 01 Deposit
 02 Loan Amount \$9,671.00
 03 Existing Loan(s) Assumed or Taken Subject to
 04
 05 Seller Credit

Other Credits

- 06
 07

Adjustments

- 08 TRANSFER TO 1ST -\$9,671.00
 09
 10
 11

Adjustments for Items Unpaid by Seller

- 12 City/Town Taxes to
 13 County Taxes to
 14 Assessments to
 15
 16
 17

CALCULATION

Total Due from Borrower at Closing (K)	\$0.00
Total Paid Already by or on Behalf of Borrower at Closing (L)	\$0.00
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$0

SELLER'S TRANSACTION**M. Due to Seller at Closing**

- 01 Sale Price of Property
 02 Sale Price of Any Personal Property Included in Sale
 03
 04
 05

- 06
 07
 08

Adjustments for Items Paid by Seller in Advance

- 09 City/Town Taxes to
 10 County Taxes to
 11 Assessments to
 12
 13
 14
 15
 16

N. Due from Seller at Closing

- 01 Excess Deposit
 02 Closing Costs Paid at Closing (J)
 03 Existing Loan(s) Assumed or Taken Subject to
 04 Payoff of First Mortgage Loan
 05 Payoff of Second Mortgage Loan
 06
 07

- 08 Seller Credit
 09
 10
 11
 12
 13

Adjustments for Items Unpaid by Seller

- 14 City/Town Taxes to
 15 County Taxes to
 16 Assessments to
 17
 18
 19

CALCULATION

Total Due to Seller at Closing (M)	\$0.00
Total Due from Seller at Closing (N)	\$0.00
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$0

Additional Information About This Loan

Loan Disclosures

Assumption

If you sell or transfer this property to another person, your lender

- ☐ will allow, under certain conditions, this person to assume this loan on the original terms.
- ☒ will not allow assumption of this loan on the original terms.

Demand Feature

Your loan

- ☐ has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.
- ☒ does not have a demand feature.

Late Payment

If your payment is more than 15 days late, your lender will charge a late fee of 5% of the principal and interest overdue.

Negative Amortization (Increase in Loan Amount)

Under your loan terms, you

- ☐ are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- ☐ may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- ☒ do not have a negative amortization feature.

Partial Payments

Your lender

- ☐ may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
- ☐ may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
- ☒ does not accept any partial payments.

If this loan is sold, your new lender may have a different policy.

Security Interest

You are granting a security interest in
556 Taggart Trail, Jarrell, TX 76537

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

Escrow Account

For now, your loan

- ☐ will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow		
Escrowed Property Costs over Year 1		Estimated total amount over year 1 for your escrowed property costs:
Non-Escrowed Property Costs over Year 1		Estimated total amount over year 1 for your non-escrowed property costs: You may have other property costs.
Initial Escrow Payment		A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment		The amount included in your total monthly payment.

- ☒ will not have an escrow account because you declined it. ☐ your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow		
Estimated Property Costs over Year 1		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee		

In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.

Loan Calculations

Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$12,021.34
Finance Charge. The dollar amount the loan will cost you.	\$2,350.34
Amount Financed. The loan amount available after paying your upfront finance charge.	\$9,671.00
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	3%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	24.303 %



Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Other Disclosures

Appraisal

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

Contract Details

See your note and security instrument for information about

- what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of loan, and
- the rules for making payments before they are due.

Liability after Foreclosure

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

☒ state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.

☐ state law does not protect you from liability for the unpaid balance.

Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

Tax Deductions

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

Contact Information

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name					
Address					
NMLS ID					
TX License ID					
Contact					
Contact NMLS ID					
Contact TX License ID					
Email					
Phone					

Addendum to Closing Disclosure

This form is a continued statement of final loan terms and closing costs.

Settlement Agent

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Program Administrator as Agent

DATE

In addition to the guidelines provided below, ensure you review your home warranty coverage and have the claim information handy, so you know who and when to call. Warranties provided by Fidelity, First American and American Home Shield cover most regular repair issues with only a small trip charge.

To keep your new home in shape, we recommend following expert advice by the team at Better Homes & Gardens. See below and the following link to their resources for recommended monthly and seasonal maintenance for your home. By no means is this a complete list. Common sense and good judgement typically prevail.

[The Ultimate Home Maintenance Checklist for Every Season | Better Homes & Gardens \(bhg.com\)](https://www.bhg.com).

Monthly Checklist: Inspecting your home and completing monthly home maintenance will keep your schedule on track and easier to manage. Follow this home maintenance checklist each month to help save time and money.

- Clean the furnace filter to remove dust build-ups.
- Check the water softener and replenish salt if necessary.
- Clean faucet aerators and showerheads to remove mineral deposits.
- Inspect tub and sink drains for debris; unclog if necessary.
- Test smoke alarms, carbon monoxide detectors, fire extinguishers, and all ground-fault circuit interrupters.
- Inspect electrical cords for wear.
- Vacuum heat registers and heat vents.
- Check that indoor and outdoor air vents are not blocked.
- Clean the garbage disposal by grinding ice cubes, then flushing with hot water and baking soda.

Seasonal Home Checkup:

Fall Maintenance: In many regions, fall is the perfect season to tackle general home maintenance projects because the weather is generally dry and temperatures are moderate. Before you start your seasonal home maintenance checklist, examine both the interior and exterior of your home. Most of these tasks can be accomplished without the help of a professional, but it's always better to be safe and call for assistance if a home improvement project is beyond your abilities. Here are our seasonal home improvement recommendations for fall:

- Rake leaves and aerate the lawn.
- Have forced-air heating system inspected by a professional. Schedule an inspection in late summer or early fall before the heating season begins.
- Check fireplace for damage or hazards, and clean fireplace flues.
- Seal cracks and gaps in windows and doors with caulk or weather stripping; replace if necessary.
- Touch up exterior siding and trim with paint.
- Inspect roofing for missing, loose, or damaged shingles and leaks.
- Remove leaves and debris from gutters and downspouts.
- Mend cracks and gaps in the driveway and walkway.
- Have your fireplace professionally inspected.
- Replace the batteries in smoke and carbon monoxide detectors.
- Clean the carpets.
- Clean window and door screens.
- Vacuum lint from the dryer vent.
- Inspect exterior door hardware; fix squeaky handles and loose locks.
- Check for frayed cords and wires.
- Check water heater for leaks.

Winter Maintenance: Winter weather can be harsh on your home. The below-freezing temperatures in many regions can cause a number of problems, including frozen pipes and roof damage. To prevent winter harm and avoid calling a professional in a crisis, be sure to check these winter items off your home maintenance checklist:

- Cover your air-conditioning unit.
- Check basement for leaks during thaws.
- Inspect the roof, gutters, and downspouts for damage after storms.
- Drain and winterize exterior plumbing.
- Wrap insulation around outdoor faucets and pipes in unheated garages.
- Drain and store hoses and drain in-ground sprinkler systems.
- Vacuum bathroom exhaust fan grill.
- Clean drains in sinks, tubs, showers, and dishwashers.

Spring Maintenance: Once the ground has thawed and the trees begin to bud, it's time to prepare your home for spring. On top of your regular spring cleaning, you'll also want to consider these general upkeep tips. Use our spring home maintenance checklist to make sure everything in your home from the basement to the roof is in tip-top shape:

- Inspect roofing for missing, loose, or damaged shingles and leaks.
- Change the air-conditioner filter.
- Clean window and door screens.
- Inspect the deck and refinish if necessary.
- Remove leaves and debris from gutters and downspouts.
- Replace the batteries in smoke and carbon monoxide detectors.
- Have a professional inspect and pump the septic tank.
- Inspect sink, shower, and bath caulking for deterioration.
- Vacuum lint from dryer vent.
- Inspect chimney for damage.
- Repair or replace caulking and weather stripping around windows, doors, and mechanicals.
- Remove insulation from outdoor faucets and check sprinkler heads.
- Have air-conditioning system serviced.
- Drain or flush water heater.
- Fertilize your lawn.

Summer Maintenance: When the sun is out and warm weather is finally here to stay, the last thing you should worry about is home maintenance. Use our quick summer home maintenance guide to get the hard work out of the way at the beginning of the season. Don't worry if the weather is already heating up; most of these tasks are indoors:

- Oil garage-door opener and chain, garage door, and all door hinges.
- Remove lint from inside and outside washer hoses and dryer vents.
- Clean kitchen exhaust fan filter.
- Clean refrigerator and freezer coils and empty and clean drip trays.
- Check dishwasher for leaks.
- Check around kitchen and bathroom cabinets and around toilets for leaks.
- Replace interior and exterior faucet and showerhead washers if needed.
- Seal tile grout.
- Prune trees and shrubs.

When entering into a Link Home Loan, customers should understand several key features.

You are entering into a seller financing agreement:

A Link Home Loan is not a traditional mortgage, it is a seller financing agreement; sometimes called a land contract. A traditional mortgage is used to finance a home by providing a security interest in the home in exchange for the promise to make monthly payments. By contrast, seller financing is a loan provided by the seller of a home to the buyer where the seller retains the security interest in exchange for monthly payments. Under a seller financing agreement, you as the “obligor” have homeownership rights under what’s called “equitable title”. This gives you the right to use the home as a homeowner and also the obligations that come with homeownership. Typically, once you refinance or payoff a seller financing agreement, you take legal title or transfer the title to another mortgage provider used to secure your financing.

Link is not a mortgage lender:

A Link Home Loan is a product of Trio Residential LLC (“Trio”). The mortgage company you work with to qualify and sign your Link Home Loan is not your lender. The mortgage company does not owe you the rights afforded to a loan borrower under any contract, law, or regulation relating to loans. Instead, Link and its parent company, Trio, are approving you for your loan and providing you with a seller financing agreement to directly finance the purchase of your home. The mortgage company becomes Link’s lender for the purchase of your financed home. Your payments will be made to Trio via its servicer. You will typically have no relationship with the lender until you are ready to refinance or payoff the Link Home Loan.

You have the same responsibilities as any homeowner:

A Link Home Loan is *not* a rental or lease-to-own agreement. You have the same responsibilities and obligations as any homeowner. You are required to maintain, and when necessary, repair the property, participate in post purchase homeownership counseling, maintain a home warranty covering your home’s major systems and appliances, and make your payments on time (among other things). You must take care of your home as any responsible owner would. Trio is selling you the property and you are purchasing the property (as the homeowner) from Trio by making your monthly payments on time. Trio is *not* your “landlord.”

You are legally obligated to make monthly payments:

By signing a Link Home Loan, you are obligated to make payments on the home you selected until such time as you refinance, payoff or sell the home (with Trio’s advance approval) and pay off the remaining balance of the Link Home Loan. Similar to a mortgage, you cannot just decide that you want to move to a different place and stop making your payments without paying off your balance in full.

You are agreeing to make your monthly payments on time:

A seller financing agreement, like a Link Home Loan, is typically not subject to foreclosure rules. If you do not make your monthly payments on time, a seller financing agreement provides for contract termination and eviction as a remedy. Should Trio terminate your contract for non-payment or any other default, you may be evicted, so that Trio can find another buyer for the home. If you stop making your monthly payments on time, Trio can move you out and find someone else who will make timely payment, or may sell the home. You will not be entitled to any refunds or reimbursements or benefits of appreciation if your home increases in value.

Your monthly payment may increase:

In addition to principal and interest, your monthly payments include servicing fees, property taxes and insurance policy payments. Costs for these items change periodically, typically each year. Your payment will increase should these costs increase and you will be notified in advance by Trio's servicer.

You have to pay your payments electronically:

Monthly payments are collected by Trio's servicer. You are required to pay your monthly payments electronically via ACH through your checking or savings account.

You have to pay any and all utilities and homeowner's dues:

Beyond your monthly payment, you have to pay all utilities and homeowner's dues (if any). Should Trio have to pay on your behalf, you will be charged fees for the service.

You cannot sell the home in the first two years:

Each Link Home Loan incurs a set of costs and has certain obligations that require a two-year minimum term before you can sell or payoff the loan. However, you can qualify to assume the FHA mortgage anytime, including in the first two years to payoff the loan. If you do elect to assume the FHA mortgage or use outside financing to payoff your Link Home Loan anytime in the first 3 years, you will be charged a non-use fee of 2%, which may be added to the payoff amount.

Visit mylinkloan.com for other useful information.

As the Buyer and Obligor, I understand and acknowledge these disclosures on my Link Home Loan.

Obligor

Obligor

Congratulations on your new home and welcome to your Link Home Loan!

We want to thank you for working with us, your real estate agent, loan officer and closing team through these challenging (and stressful) times before your move-in. Here are a few important reminders:

Getting keys: Once the closing office for the FHA loan has recorded the closing of the home and cleared all conditions, keys are available. Coordinate with your real estate agent to get keys for your move in.

Setting up utilities: All utilities must be transferred to your name as soon as possible. This includes water, sewer, garbage, natural gas, electricity and similar services. Some providers might require permission from an authorized party with your loan servicer or they might require that you set up a 'tenant account' until the Memorandum of Contract is recorded and can be verified by the utility.

Make sure that the notary leaves a copy of your contract with you to use for set up. The fully executed contract (signed by the seller) and Memorandum of Contract are typically available within 5 business days of closing. Recording of the Memorandum of Contract is handled after closing and can take three to four weeks for completion. Please contact your loan servicer if you need any assistance.

Payment Processing: Link monthly payments can only be made by electronic payment from your bank account (called ACH). The ACH form you completed when you signed your loan paperwork authorized payment from the account you designated. To find out more or to make any changes you can log into your payment portal by visiting mylinkloan.com and selecting "My Payment."

Home Warranty: You are responsible for obtaining and maintaining a home warranty throughout your Link Loan term. Your first-year home warranty should have been included in your home purchase. Contact your real estate agent for details. You are required to verify this coverage with your loan servicer each year. Please see your contract for more details.

Renters Insurance: You are responsible for obtaining and maintaining this insurance coverage throughout your Link Loan term. This type of insurance typically protects your personal belongings as well as pays for alternative housing should your home be damaged. You are required to provide proof of coverage each year to your loan servicer. Please see your contract for more details.

Homeowners Association (if applicable): You are responsible for registering with your neighborhood homeowners association as soon as possible after you move in and to ensure that any related payments are made on time. Your real estate agent should provide you with the contact details of your particular association. Please contact your loan servicer if you need any assistance.

Loan Servicing: Contact your loan servicer if you have any questions about your payment, maturity date, statements, or other terms of your contract. You will need your loan number and home address which is located on Schedule B of your contract or on your monthly statement. It can take up to two weeks for your loan to be boarded with servicing. Visit mylinkloan.com and click 'my payment' or see information below.

Hours: Monday to Friday 9am to 7pm eastern time

Email: customer care@servicingbranch.com

Toll Free Call: 888.892.0887

MEMORANDUM OF CONTRACT FOR DEED

This Memorandum of Contract for Deed (“Memorandum”) entered into this _____ day of _____, _____, by and between _____ whose address is 10900 NE 4th St STE 2300, Bellevue, WA 98004, hereinafter “Seller” and _____ and _____ whose address is: _____, hereinafter “Buyer”.

WITNESSETH:

WHEREAS, Buyer and Seller have entered into a Contract for Deed of even date herewith; and

WHEREAS, the parties desire to enter into this Memorandum to give record notice of the existence of said seller financing agreement between the Buyer and Seller and the grant of equitable title from the Seller to Buyer as long as the Buyer is making timely monthly payments and is not in default of their obligations under said contact.

NOW THEREFORE, in consideration of the premises and for other good and valuable consideration Seller acknowledges and agrees that they have sold to Buyer under the terms of the Contract for Deed dated _____, _____, the following described Property located in the City of _____, County of _____, State of _____, to-wit:

Permanent Parcel No. _____
Mailing Address: _____

The purpose of this Memorandum of Contract for Deed is to give record notice to the existence of the aforesaid Contract for Deed. The Contract for Deed does **not** provide the Buyer the right to sell the Property without the express written consent of the Seller.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Contract for Deed and have caused their hands and seals to be affixed hereto the day and year first above written.

BUYERS:

_____, Buyer

_____, Buyer

STATE OF _____,
COUNTY OF _____,

On this _____ day of _____, _____ before me personally appeared _____ and _____ (Buyer(s)), to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

Signature of Notary

Printed Name of Notary

Notary Public in and for the State of _____
My commission expires _____

SELLER:

_____, an instrumentality of government

By: _____, Program Administrator

STATE OF WASHINGTON,
COUNTY OF KING,

On this _____ day of _____, _____ before me personally appeared _____, Program Administrator, on behalf of _____ (Seller), to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

Signature of Notary

Printed Name of Notary
Notary Public in and for the State of Washington
My commission expires _____

After recording, return to: Trio Residential LLC, 10900 NE 4th St STE 2300, Bellevue, WA 98004



THIS IS NOT A CONTRACT FOR INSURANCE
Supplemental Consumer Contract

OBLIGOR 1 NAME

OBLIGOR 2 NAME

HOME PAYMENT PROTECTION AGREEMENT ("Contract")

CONTRACT NUMBER: _____

PROTECTED FINANCING AGREEMENT ID#: 11111

NOTICES:

This Contract is issued to You the Obligor(s) named in the Protected Financing Agreement as identified by the Loan ID# specified herein.
You the Obligor(s) named in the Protected Financing Agreement may not qualify for all benefits.
The cost of this Contract is listed in the closing disclosures of the Protected Financing Agreement.

This Contract contains certain terms, conditions and exclusions. Subject to those terms, conditions and exclusions, You the Obligor(s) named in the Protected Financing Agreement may be eligible for payment benefit under this Contract if You meet the eligibility requirements herein.

ELIGIBILITY:

To qualify for protection for Disability, Involuntary Unemployment or Reduction in Income, You must answer "Yes" to the following question. Your answer must be consistent with the application You submitted for Your qualifying Financing Agreement.

Are You currently working and receiving pay for twenty-five (25) hours or more per week from a third-party employer?

Obligor 1

☐ Yes ☒ No

Obligor 2

☐ Yes ☐ No

If You answered No to the above question, You are only qualified for Loss of Life and Natural Disaster protection under this Contract.

Please read this Contract carefully and in its entirety. You are bound by the included terms and conditions. **This Contract may be required as a part of the Protected Financing Agreement. However, We reserve the right to refuse protection for ineligible Financing Agreements.** This Contract explains the terms that the Obligor(s), herein referred to as "You" or "Your" and the Administrator, herein referred to as "We", "Us", or "Our", agree to follow. This Contract contains the conditions upon which We will cover all or a portion of the Protected Payments. This Contract supersedes any previously agreed upon payment protection contract(s) with Us You may have previously entered into with respect to the Financing Agreement.

Coverage under this Contract is limited to 50% of Your Projected Payments up to a total of six (6) monthly payments over the Term of the Contract. You remain obligated under the terms of the Protected Financing Agreement and We are not a party to the Protected Financing Agreement. We will not be liable in any way for Your non-performance, deficient performance, or default on the Protected Financing Agreement under any circumstances whatsoever.

Your signature or authentication below means: (a) that You meet the eligibility requirements; (b) that Your election above will remain in effect, according to the terms of the Contract, unless subsequently modified in writing by Us; (c) that You agree that You have received and thoroughly read the Contract; and (d) that You agree to contribute payment toward and, if We choose to do so, add the Program Fee to the costs of Your Financing Agreement.

OBLIGOR 1 SIGNATURE

DATE

X

OBLIGOR 2 SIGNATURE

DATE

X

For Administrator

Administrator accepts the above referenced Obligor(s) and relies on their Financing Agreement application for confirmation of eligibility.

DATE:

SIGNATURE OF ADMINISTRATOR

X

GENERAL TERMS

We will provide coverage pursuant to the terms of this Contract, if You purchased protection and You have paid the applicable Program Fee. Throughout the life of the Financing Agreement, You must qualify for protection at the time of Protection Activation. To qualify for coverage under any Protected Event, Your situation must be evaluated by Consumer Counseling and You must fully cooperate in assisting with the determination of Your eligibility and demonstrate Your ability to maintain future payments under the Financing Agreement. This process includes Your production of documentation in support of your eligibility as requested by Us. A fee may be charged to You independent of this Contract for the required Consumer Counseling. It is Your responsibility to notify Us if Your circumstances change and to timely provide all requested documentation to support an eligible hardship protected under this Contract. Provisions under this Contract are elective. You are not required to participate.

DEFINITIONS

ACCIDENTAL INJURY means bodily harm that is unforeseen, unexpected, involuntary and due to an external cause.

ACTIVE EMPLOYMENT OR ACTIVELY EMPLOYED means that You are employed by a third party and receiving income for Actively Working twenty-five (25) hours or more per week where You receive regular consistent pay and can verify the amount of Your pay via IRS W2, 1099 or other industry standard payroll forms.

ACTIVELY WORKING means You are currently employed and actually performing a job for a third party as of the date of the Protected Event.

ADMINISTRATOR means MI Assurance Ltd. or a contracted third party or one of their affiliates.

CONSUMER COUNSELING means the HUD approved counseling agency assigned by Us to assist with determining Your eligibility under this Contract. A fee may be charged by this counseling agency to assist in determining Your eligibility for any request for protection.

DAILY PAYMENT means one-thirtieth (1/30th) of the monthly Protected Payment.

EFFECTIVE DATE OF PROTECTION means the later of: (1) the date You purchased protection under this Contract; (2) the effective date of the Financing Agreement; or (3) the date We reinstate Your protection under this Contract, if applicable.

FINANCING AGREEMENT means a lease, rental or loan agreement We have approved as set forth in the protected Financing Agreements section of this Contract.

MAXIMUM PROTECTED PAYMENTS means up to six (6) monthly Projected Payments during the Term of this Contract. It does not include any other fees, any Non-Protected Obligation(s), or the amount of any payment that represents past due payments prior to an approved Protected Payment or amounts that exceed the maximum amount of coverage provided under this Contract. You are responsible for re-paying any amounts that are not cancelled or are advanced under information you submit that is found to be false.

NATURAL DISASTER means an event as declared by the Department of Homeland Security or similar state or Federal agency and includes winter storms, floods, tornados, hurricanes, wildfires, earthquakes, or any combination thereof. For purposes of this Contract, Natural Disaster includes events determined to be pandemics by the World Health Organization, Center for Disease Control or similar Federal agency.

NON-PROTECTED OBLIGATION means any Obligation not protected due to eligibility or according to the Non-Protected Events section of this Contract.

OBLIGATION means each contracted monthly payment to be made by You under a protected Financing Agreement.

OBLIGOR means You and is a person who is obligated to pay the Obligation, either solely, principally or jointly and severally. An Obligor does not include guarantors.

OUTSTANDING BALANCE means the due but unpaid balance of the Obligation due from the Obligor(s) under a protected Financing Agreement. This amount does not include late charges, excess interest or administrative fees.

PREMISES means the residential dwelling occupied by or to be occupied by You and financed under a protected Financing Agreement.

PROGRAM FEE means the amount paid for coverage under the Contract. This amount is included in Your closing disclosure and identified in Your Financing Agreement. The Program Fee is due when You sign Your Financing Agreement. For some Financing Agreements, the Program Fee may be paid by Your lender in whole or in part or will be included in the contracted monthly payment each month. This may result in an increase in Your monthly payment. For all financed Program Fees, the due date for payment of the Program Fee is the same as the due date for Projected Payments under Your Financing Agreement. Program Fee payments received by Us will be applied first to any late fees, then to any accrued interest, and then to the amount of unpaid Program Fee.

PROJECTED PAYMENTS means the monthly lease or rental obligation or for home loans, the Estimated Total Monthly Payment as stated on the first page of the standard Closing Disclosure for the Protected Financing Agreement. Projected Payments includes the monthly principal, interest, mortgage insurance, property taxes and hazard insurance. Projected Payments shall not include 1) homeowners association dues, 2) utilities or similar charges not typically serviced through industry standard escrow payments included with a monthly home loan payment; 3) the amount of any payment that represents past due payments prior to the Term of this Contract, 3) amounts that exceed the maximum amount of coverage provided under this Contract, 4) any other fees, 5) any Non-Protected Obligation(s), 6) increases in property taxes, insurance premiums or other items above the sums stated on the Closing Disclosure as part of the Estimated Total Monthly Payment, or 7) are otherwise excluded pursuant to the terms of this Contract.

PROTECTED EVENT means any one of the following as defined by this Contract: 1) Loss of Life, 2) Disability, 3) Involuntary Unemployment, 4) Reduction of Income, or 5) Natural Disaster.

PROTECTED FINANCING AGREEMENT means the Financing Agreement, under which the covered Projected Payments are to be made by the Obligor(s) and the Financing Agreement ID# of which is listed on the first page of this Contract.

PROTECTED PAYMENT means 50% of a Projected Payment. The total amount We cover will never exceed the amount You owe on the outstanding Projected Payments. The amount of the Protected Payment We cover will not change and will neither increase nor decrease during the Term of this Contract.

PROTECTION ACTIVATION means Our payment to the lease, rental or home loan servicer on Your behalf in accordance with this Contract.

PROTECTION PERIOD means a period of up to three (3) consecutive months following a Protected Event, during which time We will pay 50% of the Protected Payment and Consumer Counseling assesses if You are able to continue as an Obligor under the Protected Financing Agreement. Protection Periods may run consecutively and end when the Maximum Protected Payments have been paid.

QUALIFYING INCOME means the total amount of income used by all Obligors to qualify for the Protected Financing Agreement.

SICKNESS means a disease, illness or condition that affects the body and causes bodily malfunction or discomfort.

TEMPORARY EMPLOYEE means an employee of a single employer working in a limited-term employment assignment or an employee working in a contingent or temporary employment assignment with a different entity than the employee's employer and is not paid by the entity where such employee actually performs work.

TERM means the first thirty-six (36) months obligated under the Financing Agreement. You are not eligible for a refund under this Contract. This Contract terminated immediately should You elect to refinance or sell the Premises and payoff the Financing Agreement.

PROTECTED EVENTS

LOSS OF LIFE

Loss of Life protection means that one or more Obligor(s) dies during the term of the Protected Financing Agreement and the remaining Obligor(s) are unable to continue with required payments under the Protected Financing Agreement.

To qualify for Loss of Life protection, You must: (1) provide a death certificate for an Obligor; and (2) provide qualifying information to Consumer Counseling to determine if the remaining Obligor(s) have the capacity to make future payments under the Protected Financing Agreement independent of this Contract.

Upon verification of the death of any Obligor and that at least one other Obligor is still living, We will pay the Protected Payment provided that You or your estate pay the remaining balance of the monthly payment due under the Protected Financing Agreement beginning with the first payment due after the date of Obligor's death and continuing for the Protection Period until the earliest of: (1) We have made three (3) months of Protected Payments per qualifying claim of Loss of Life; (2) Your portion of any Protected Payment is past due or remains unpaid after thirty (30) days; or (3) Your entire Maximum Protected Payments has been paid. You are required to provide verification of eligibility to Consumer Counseling for each month of coverage for Protected Payments to continue.

DISABILITY

Disability protection means You are unable, because of a medically determined Accidental Injury or Sickness, to perform all of the essential functions of Your occupation at the time Your Disability starts, and You are under the regular care and treatment of a licensed physician. If You are not employed when Your Disability starts, Disability always means You are unable, because of a medically determined Accidental Injury or Sickness, to perform all of the essential functions required of any occupation for which You are reasonably qualified by training, education or experience.

To qualify for Disability protection, You must: (1) meet the definition of Disability for at least thirty (30) consecutive days; (2) not be Actively Working at any job or combination of jobs paying You an income equal to or exceeding 80% of the income You were earning from Your Active Employment immediately preceding the date You qualified for Disability; and (3) provide qualifying information to Consumer Counseling to determine if You and the remaining Obligor(s) have the capacity to make future payments under the Financing Agreement.

For each qualified Disability event, We will pay the Protected Payment provided that You pay the remaining balance of the monthly payment due under the Protected Financing Agreement beginning with the first payment due under the Protected Financing Agreement after the thirty-first (31st) day of Disability and continuing during the initial Protection Period until the earliest of: (1) You no longer have a qualified Disability; (2) You return to Active Employment; (3) We have made three (3) months of Protected Payments per qualifying claim of Disability; (4) Your portion of any Protected Payment is past due or remains unpaid after thirty (30) days; or (5) Your entire Maximum Protected Payments have been paid. You are required to provide verification of eligibility to Consumer Counseling for each month of coverage for Protected Payments to continue.

INVOLUNTARY UNEMPLOYMENT

Involuntary Unemployment protection means that You involuntarily lost Your Active Employment due to factors outside Your control.

To qualify for Involuntary Unemployment protection, You must meet the following requirements at the time of Protection Activation and throughout the Protection Period: (1) You meet the definition of Involuntary Unemployment for at least thirty (30) consecutive days; (2) You are receiving, have received state or have received written approval to receive unemployment benefits for the period of unemployment for which You are requesting Protection Activation; (3) You are seeking Active Employment; (4) You provide the Administrator and Our Consumer Counseling with proof of qualification for Involuntary Unemployment protection at the time of Protection Activation and throughout the Protection Period; and (5) You provide qualifying information to Consumer Counseling to determine if the remaining Obligor(s) have the capacity to make future payments under the Financing Agreement. You are required to provide verification of eligibility for each month of coverage.

If You or Your household receives income from self-employment, You may not qualify for protection under this Contract. Protection is subject to express approval by Us and is dependent upon the clarity of Your provided documentation illustrating the change in circumstance.

NOTE: An award for unemployment benefits from Your state agency does not guarantee coverage toward Your Protected Payment under this Contract.

We will pay the Protected Payment provided that You pay the remaining balance due on the monthly payment beginning with the first payment due under the Protected Financing Agreement which comes due after the later of (1) the thirty-first (31st) day of Involuntary Unemployment or (2) the first day after any severance pay has ceased and continuing until the earliest of: (1) You no longer have a qualified Involuntary Unemployment; (2) You return to Active Employment; (3) We have made three (3) months of Protected Payments per qualifying claim of Involuntary Unemployment; (4) Your portion of any Protected Payment is past due or remains unpaid after thirty (30) days; or (5) Your entire Maximum Protected Payments have been paid. You are required to provide verification of eligibility to Consumer Counseling for each month of coverage for Protected Payments to continue.

Protected Payment will not be made for Involuntary Unemployment resulting from any of the following: (1) any annual, regularly scheduled or seasonal layoff; (2) any termination of employment that occurs while You are a Temporary Employee, independent contractor, self-employed or employed by a joint Obligor; (3) retirement; (4) vacation; (5) strike; unionized labor dispute; or lockout, unless unpaid - government or legislative shutdowns are covered; (6) sabbatical; (7) family leave; (8) Disability; (9) termination due to Your willful or criminal misconduct; (10) resignation by agreement with Your employer; (11) voluntary furlough; (12) voluntary unemployment; (13) voluntary resignation; (14) spousal relocation; (15) termination due to Your acts against Your employer or in violation of Your employer's written policies and procedures; (16) bankruptcy or insolvency; or (17) the revocation of professional license by a regulatory body or agency.

REDUCTION IN INCOME

Reduction in Income protection means that You involuntarily experienced a reduction in income from Your Active Employment that continues for greater than thirty (30) days. Reduction in Income may include change in position with current Active Employment, change of Active Employment, government furlough, shutdown or similar documented change in circumstance, or an impact on Active Employment due to a Natural Disaster. Reduction in Income is defined as a loss of income documented from Your Active Employment greater than 20% in aggregate of Your Qualifying Income.

To qualify for Reduction in Income protection, You must meet the following requirements at the time of Protection Activation and throughout the Protection Period: (1) You meet the definition of Reduction in Income for thirty (30) consecutive days or more; (2) You have Active Employment; (3) You provide the Administrator and Consumer Counseling with proof of qualification for Reduction in Income protection at the time of Protection Activation and throughout the Protection Period; and (4) You provide qualifying information to Consumer Counseling to determine if You and the remaining Obligor(s) have the capacity to make future payments under the Financing Agreement. You are required to provide verification of eligibility for each month of coverage.

We will pay the Protected Payment provided that You pay the remaining balance of each monthly payment due under the Protected Financing Agreement beginning with the first payment due under the Protected Financing Agreement after the start of any Reduction in Income or the first day after any carryover pay prior to Your documented Reduction in Income has ceased and continuing until the earliest of: (1) You no longer have a qualified Reduction in Income; (2) Your household income increases to within

20% of your Qualifying Income; (3) We have made three (3) months of Protected Payments per qualifying claim of Reduction of Income; (4) Your portion of any Protected Payment is past due or remains unpaid after thirty (30) days; or (5) Your entire Maximum Protected Payments have been paid.

If You or Your household receives income from self-employment, You may not qualify for protection under this Contract. Protection is subject to express approval by Us and is dependent upon the clarity of Your provided documentation illustrating the change in circumstance.

Protected Payment will not be made for Reduction in Income resulting from any of the following: (1) any annual, regularly scheduled income reduction or seasonal reduction in hours; (2) any period of reduced hours that occurs while You are a Temporary Employee, independent contractor, self-employed or employed by a joint Obligor; (3) retirement; (4) vacation; (5) strike; unionized labor dispute; or lockout, unless unpaid; (6) sabbatical; (7) family leave; (8) Disability; (9) reduction in hours due to Your willful or criminal misconduct; (10) resignation by agreement with Your employer; (11) voluntary furlough; (12) voluntary unemployment; (13) voluntary loss of or reduction in wages; (14) spousal relocation; (15) due to Your acts against Your employer or Your employer's written policies and procedures; (16) bankruptcy or insolvency or (17) the revocation of professional license by a regulatory body or agency.

NATURAL DISASTER

Natural Disaster protection means that the Premises is damaged or otherwise impacted by a Natural Disaster that renders it uninhabitable for a period of thirty (30) days or more due to a mandated government evacuation, damage due to a Natural Disaster or similar determination of mandatory vacation by local or state government.

To qualify for Natural Disaster protection, You must meet the following requirements throughout the Protection Period: (1) You are unable to occupy the Premises due to a Natural Disaster for thirty (30) consecutive days or more; (2) You provide the Administrator and Consumer Counseling with proof of qualification for Natural Disaster protection at the time of Protection Activation and throughout the Protection Period; and (3) You provide qualifying information to Consumer Counseling to determine if You and the remaining Obligor(s) have the capacity to make future payments under the Financing Agreement. You are required to provide verification of eligibility for each month of coverage.

We will pay the Protected Payment provided that You pay the remaining balance due on each monthly payment beginning with the later of: (1) the thirty-first (31st) day after the start of any qualifying vacation due to a Natural Disaster or (2) the first day after any other insurance coverage providing similar coverage has ceased and continuing until the earliest of: (1) You are eligible to re-occupy the Premises; (2) We have made three (3) months of Protected Payments per qualifying claim of Natural Disaster; (4) Your portion of any Protected Payment is past due or remains unpaid after thirty (30) days; or (5) Your entire Maximum Protected Payments have been paid.

Protected Payment will not be made for a Natural Disaster resulting from: (1) any duplicate coverage included in hazard, umbrella or other insurance policies held by You or included in Your Financing Agreement; (2) voluntary relocation or vacation not required or recommended in writing by a regulatory authority or other determination of inhabitability; or (3) any Natural Disaster causing temporary or short-term relocation of thirty (30) days or less.

CANCELLATION

Cancellation of this Contract will occur without notice upon: (1) Your receiving benefits of a maximum of six (6) months of Protected Payments; (2) Your Financing Agreement is paid-off or discharged for any reason; (3) the Term has expired; (4) Your Projected Payment is past due and remains unpaid after ninety (90) days; (5) Your portion of any Protected Payment is past due or remains unpaid after sixty (60) days or (5) the death of the last remaining Obligor and there are no surviving Obligors.

NON-PROTECTED EVENTS

An otherwise Protected Event will not be protected under this Contract if it:

- is due to the commission of a crime, including a felony or misdemeanor;
- is caused by or results from an act of war, atomic explosion or any other release of nuclear energy;
- is covered by another insurance policy, including an umbrella policy;
- is covered by supplemental programs administered by Federal or state government agencies;
- is the result of cosmetic surgery;
- is caused by self-directed or self-inflicted events;
- is the result of an assisted suicide or an attempted assisted suicide; or
- occurs prior to the Effective Date of Protection.

An otherwise protected event will not be protected by **Loss of Life** protection if it:

- occurs within the six (6) months immediately following the Effective Date of Protection, or is related to a pre-existing condition for which You received advice, diagnosis, or treatment (including medication) preceding the Effective Date of Protection; or
- is the result of a suicide or an intentionally self-inflicted injury.

An otherwise protected event will not be protected by **Disability** protection if it:

- occurs within the six (6) months immediately following the Effective Date of Protection, or is related to a pre-existing condition for which You received advice, diagnosis, or treatment (including medication) at any time preceding the Effective Date of Protection; or
- is related to a normal pregnancy; or
- is due to an intentionally self-inflicted injury.

An otherwise protected event will not be protected by **Involuntary Unemployment or Reduction in Income** protection if it:

- occurs within the six (6) months immediately following the Effective Date of Protection; or
- is due to committing a fraudulent act; or
- is due to committing a misdemeanor or other criminal act; or
- is due to an intention act on Your behalf against Your employer's written employment policies and procedures.

An otherwise protected event will not be protected by **Natural Disaster** protection if it:

- occurs within the six (6) months immediately following the Effective Date of Protection; or
- is related to a pre-existing condition that occurred prior to occupancy or the inception of the Financing Agreement.

GENERAL PROVISIONS

CHANGING THE TERMS OF THIS CONTRACT. We reserve the right to change the terms of this Contract and apply those changes to the protection You purchased under this Contract. You will receive notice before any change goes into effect. Your continued payment of the Program Fee or submission of a claim for payment after such changes are made will constitute Your acceptance of the change in terms. If You do not accept Our changes, You may notify Us in writing that You wish to cancel Your coverage under this Contract. No refund will be provided.

CONCURRENT PROTECTED EVENTS. For each protected Obligor, the amount cancelled will be applied to the dollar and term limitations for each protected event. We will never cancel more than the Daily Payment for any one day. If You qualify for Disability (original protected event) and sustain an additional Sickness or Accidental Injury, which would be in and of itself disabling, the additional Sickness or Accidental Injury will not be considered a new Disability protected event, but rather will be considered the same protected event. This means that You will receive benefits only if You did not exhaust Your maximum protected event benefits in connection with the original protected event.

CONTINUED EFFECTIVENESS. If any part of this Contract is determined to be unenforceable, it does not affect the validity of the rest of the Contract.

ERRORS AND ADJUSTMENTS. If We have inadvertently deviated from the terms of this Contract, We will make the necessary adjustments when the error is discovered. If We cancel more benefits than You are entitled to under this Contract, You will remain obligated to pay these amounts to Us within thirty (30) days of receipt of written notification from Us.

FINANCING AGREEMENT OBLIGATION. Protection under this Contract does not affect, alter, or otherwise relieve Your obligations under Your Financing Agreement. Whether or not You have made a request for Protection Activation, You remain obligated to make payments as required under Your Financing Agreement and to comply with the terms of Your Financing Agreement. We are not responsible for Your delinquency or default.

FINANCING AGREEMENT OBLIGATION AFTER A PROTECTED EVENT. During the time it takes to process Your Protection Activation, You remain responsible for making all the required monthly payments due under the Financing Agreement by the payment due date. Upon approval of Your Protection Activation, We will refund to You or credit to Your account any covered Financing Agreement payments You made during the processing period that were eligible for cancellation.

MISSTATEMENT OF MATERIAL FACT. If We find that You provided false or inaccurate information, We reserve the right to terminate this Contract. If a Protection Activation has been filed, the Protection Activation will be denied. If funds have been disbursed, You will be required to repay all funds, plus all required costs to collect.

PAST EVENTS. This Contract does not protect You from loss caused by events which occurred prior to the Effective Date of Protection.

PROOF OF A PROTECTED EVENT. You must notify Us or Our Administrator of a protected event as soon as possible. You are responsible for providing, and continuing to provide, all the information required by Us to determine qualification for Protection Activation for the protected event. If You fail to provide all the information required by Us to verify Your continued qualification for Protection Activation with Us or Consumer Counseling your Protected Payments will cease. All information must verify the protected event to Our satisfaction.

PROTECTED FINANCING AGREEMENT. For this Contract to be valid and enforceable, it must accompany a lease, rental or home loan that We have approved for coverage as a verified Financing Agreement.

RECURRENCE OF SAME OR RELATED PROTECTED EVENTS. If the same type of protected event occurs again within one (1) year after You have recovered from the qualifying event, We will treat this as one protected event subject to the initial protected event's terms and conditions, including, but not limited to the maximum number of Protected Payments for the initial protected event. No additional benefits will be activated once You have reached any of the initial protected event's maximums.

If the same type of protected event (for Disability the same condition) occurs again more than one (1) year after You have recovered or returned to Active Employment, We will consider it a new protected event and You will need to satisfy all requirements to qualify for Protection Activation. This provision applies whether You return to Active Employment with the same or a different employer.

REFINANCING. If Your Financing Agreement is paid off, refinanced, or is discharged for any reason, Protection Activation will cease, regardless of the number of Protected Payments You may otherwise be covered. However, if You refinance the Financing Agreement with the same lender, We may elect to treat the refinanced Financing Agreement as a continuation of the previously protected Financing Agreement. If We elect to do so, Your Protection Activation will continue without having to re-qualify for eligibility.

TAX IMPLICATIONS. You may be subject to Federal, state, and local taxes on the amount of Protected Payments You in which You are a beneficiary. You should consult Your tax advisor. We or Our Administrator will not provide You with guidance on the tax implications, if any, due to this policy.

TERMINATION OF PROTECTION. You may elect to terminate coverage at Your election and at any time, but payment of the Program Fee and the extension of coverage by Us is a requirement of the Financing Agreement and is not cancellable or refundable. Termination will not affect benefits for a protected event that occurred prior to the termination date as long as an Outstanding Balance remains on the protected account(s).

WE RESERVE THE RIGHT TO TERMINATE YOUR PROTECTION:

- on the last day of the month during which payments under Your Financing Agreement and/or Program Fee are two (2) months or more delinquent or past due; or
- if We give You written notice at least thirty (30) days in advance (or otherwise as required by law) of the termination due to factors beyond Our control.

CONTACT US WITH ANY QUESTIONS RELATED TO THIS CONTRACT



ACH Authorization



Borrower Name: _____

Loan Number: _____

Payments for your loan are required to be made electronically using ACH and with autopayment. You need a personal checking or savings account to participate. Please complete the below form for our records and ensure that your indicated checking or savings account has funds available for the payment(s) each month. Otherwise, your payment(s) will not be accepted, and you will be charged for non-sufficient funds and be subject to late fees.

You are required to pay your first full monthly payment(s) at document signing. See Schedule B of your loan agreement for a breakdown of your monthly payment(s).

Depending on the closing date of your loan, you also may be required to pay prorated monthly payment(s) at document signing. Prorated payments are based on a 30-day month. Alternatively, a prorated fee may be added to your closing and recording fees. Details of any required proration are included in Schedule B.

I (we) authorize Trio Residential, LLC and their assigns to electronically debit my/our account (and, if necessary, electronically credit my/our account to correct erroneous debits) for our monthly mortgage payment(s) as follows:

Account Type:	<input type="checkbox"/> Checking <input type="checkbox"/> Savings
Select Payment Date:	<input type="checkbox"/> 1 st <input type="checkbox"/> 5 th
Name on Account:	
Bank Account Number:	
Bank Routing Number:	
Bank Name:	
Bank City, State:	
Starting Monthly Payment Amount:	\$ 2,609.77

I (we) understand that our required minimum monthly payment may change due to changes in property taxes, insurance premiums, or other amounts if I (we) have established an impound account in connection with my (our) loan, due to changes in the interest rate applicable to my (our) loan if I (we) have an adjustable rate mortgage, or for other lawful reasons. I (we) understand that Trio Residential, LLC shall give prior notification of any changes to this amount as required by law.

I (we) understand that this authorization is for a recurring transfer and will remain in full force and effect until I (we) notify Trio Residential, LLC in writing that I (we) wish to revoke this authorization. I (we) understand that Trio Residential, LLC requires at least three business days prior notice to cancel this authorization.

If the payment is rejected due to Non-Sufficient Funds (NSF), I (we) understand that Trio Residential, LLC may attempt to process the transaction again within 30 days, and I (we) agree to an additional NSF charge for each attempt that is returned due to NSF. This charge will be initiated as a separate transaction from the authorized payment. This charge may vary based on state and investor allowable limits, not to exceed \$40 per attempt.

Name(s)

Signature _____

Date _____

Signature _____

Date _____