

CASA DIRIÁ

PAYMENT STRUCTURE PLAN



\$1,250,000 - 12 months Construction

Cash Payment Structure

DEPOSIT: to be paid as follows: 7 business days after the execution of this agreement

| | | |
|------------|----------------|---------------------|
| 10% | Deposit | \$125,000.00 |
|------------|----------------|---------------------|

The deposit will be fully refundable during the due diligence period of 21 business days. After due diligence, Deposit is nonrefundable and release to developer together with the FIRST PAYMENT.

FIRST PAYMENT: 5 business days after due diligence and released to the developer with the Deposit. Break ground upon payments disbursement.

| | | |
|------------|------------------|---------------------|
| 20% | 1 Payment | \$250,000.00 |
|------------|------------------|---------------------|

SECOND PAYMENT: paid and released upon completion of foundations.

| | | |
|------------|------------------|---------------------|
| 15% | 2 Payment | \$187,500.00 |
|------------|------------------|---------------------|

THIRD PAYMENT: paid and released upon completion of second floor concrete pour.

| | | |
|------------|------------------|---------------------|
| 15% | 3 Payment | \$187,500.00 |
|------------|------------------|---------------------|

FOURTH PAYMENT: paid and released upon completion of roof.

| | | |
|------------|------------------|---------------------|
| 15% | 4 Payment | \$187,500.00 |
|------------|------------------|---------------------|

FIFTH PAYMENT: paid and released upon completion of floor tiles and gypsum installation.

| | | |
|------------|------------------|---------------------|
| 10% | 5 Payment | \$125,000.00 |
|------------|------------------|---------------------|

SIXTH PAYMENT: paid and released upon completion of windows, and doors.

| | | |
|------------|------------------|---------------------|
| 10% | 6 Payment | \$125,000.00 |
|------------|------------------|---------------------|

FINAL PAYMENT: paid and released upon closing date. (Minus Holdback)

| | | |
|-----------|----------------|--------------------|
| 5% | Closing | \$62,500.00 |
|-----------|----------------|--------------------|

Financing payment structure

Seller financing available up to 50%, interest 8.5%, 30 years amortized for 3-year term with balloon payment at end. No penalty for early payment

DEPOSIT: to be paid as follows into be paid 7 business days after the execution of this agreement.

| | | |
|------------|----------------|---------------------|
| 10% | Deposit | \$125,000.00 |
|------------|----------------|---------------------|

The deposit will be fully refundable during the due diligence period of 21 business days. After due diligence, Deposit is nonrefundable and release to developer together with the FIRST PAYMENT.

FIRST PAYMENT: 5 business days after due diligence and released to the developer with the Deposit. Break ground upon payments disbursement.

| | | |
|------------|------------------|---------------------|
| 20% | 1 Payment | \$250,000.00 |
|------------|------------------|---------------------|

SECOND PAYMENT: paid and released upon completion of foundations.

| | | |
|--|------------------|--------------------|
| | 2 Payment | \$41,666.67 |
|--|------------------|--------------------|

THIRD PAYMENT: paid and released upon completion of second floor concrete pour.

| | | |
|--|------------------|--------------------|
| | 3 Payment | \$41,666.67 |
|--|------------------|--------------------|

FOURTH PAYMENT: paid and released upon completion of roof.

| | | |
|--|------------------|--------------------|
| | 4 Payment | \$41,666.67 |
|--|------------------|--------------------|

FIFTH PAYMENT: paid and released upon completion of floor tiles and gypsum installation.

| | | |
|--|------------------|--------------------|
| | 5 Payment | \$41,666.67 |
|--|------------------|--------------------|

SIXTH PAYMENT: paid and released upon completion of windows, and doors.

| | | |
|--|------------------|--------------------|
| | 6 Payment | \$41,666.67 |
|--|------------------|--------------------|

FINAL PAYMENT: paid and released upon closing date. (Minus Holdback)

| | | |
|--|----------------|--------------------|
| | Closing | \$41,666.67 |
|--|----------------|--------------------|

Total:

| | | |
|--|--|---------------------|
| | | \$625,000.00 |
|--|--|---------------------|



Seller financing available up to 50% (\$625,000), interest 8.5%, 30 years amortized for 3-year term with balloon payment at end. **No penalty for early payment.**

| | |
|-------------------------------|-----------------------|
| Home price | \$1,250,000.00 |
| Down payment amount | 50.000 % |
| Total amount financed | \$625,000.00 |
| Monthly payment amount | \$4,805.71 |
| Balloon payment | \$614,341.59 |
| Total payments | \$168,199.85 |
| Interest rate | 8.5 % |
| Total interest | \$157,541.44 |

| Payment Schedule | | | | | |
|-------------------------|--------------|----------------|-----------------|------------------|----------------|
| Event | Loan | Payment | Interest | Principal | Balance |
| Loan 1 | \$625,000.00 | | \$0.00 | \$0.00 | \$625,000.00 |
| Payment 1 | | \$4,805.71 | \$4,427.08 | \$378.63 | \$624,621.37 |
| Payment 2 | | \$4,805.71 | \$4,424.40 | \$381.31 | \$624,240.06 |
| Payment 3 | | \$4,805.71 | \$4,421.70 | \$384.01 | \$623,856.05 |
| Payment 4 | | \$4,805.71 | \$4,418.98 | \$386.73 | \$623,469.32 |
| Payment 5 | | \$4,805.71 | \$4,416.24 | \$389.47 | \$623,079.85 |
| Payment 6 | | \$4,805.71 | \$4,413.48 | \$392.23 | \$622,687.62 |
| Payment 7 | | \$4,805.71 | \$4,410.70 | \$395.01 | \$622,292.61 |
| Payment 8 | | \$4,805.71 | \$4,407.91 | \$397.80 | \$621,894.81 |
| Payment 9 | | \$4,805.71 | \$4,405.09 | \$400.62 | \$621,494.19 |
| Payment 10 | | \$4,805.71 | \$4,402.25 | \$403.46 | \$621,090.73 |
| Payment 11 | | \$4,805.71 | \$4,399.39 | \$406.32 | \$620,684.41 |
| Payment 12 | | \$4,805.71 | \$4,396.51 | \$409.20 | \$620,275.21 |
| Payment 13 | | \$4,805.71 | \$4,393.62 | \$412.09 | \$619,863.12 |
| Payment 14 | | \$4,805.71 | \$4,390.70 | \$415.01 | \$619,448.11 |
| Payment 15 | | \$4,805.71 | \$4,387.76 | \$417.95 | \$619,030.16 |
| Payment 16 | | \$4,805.71 | \$4,384.80 | \$420.91 | \$618,609.25 |
| Payment 17 | | \$4,805.71 | \$4,381.82 | \$423.89 | \$618,185.36 |
| Payment 18 | | \$4,805.71 | \$4,378.81 | \$426.90 | \$617,758.46 |
| Payment 19 | | \$4,805.71 | \$4,375.79 | \$429.92 | \$617,328.54 |
| Payment 20 | | \$4,805.71 | \$4,372.74 | \$432.97 | \$616,895.57 |
| Payment 21 | | \$4,805.71 | \$4,369.68 | \$436.03 | \$616,459.54 |
| Payment 22 | | \$4,805.71 | \$4,366.59 | \$439.12 | \$616,020.42 |
| Payment 23 | | \$4,805.71 | \$4,363.48 | \$442.23 | \$615,578.19 |

| | | | | |
|-------------|--------------|--------------|--------------|--------------|
| Payment 24 | \$4,805.71 | \$4,360.35 | \$445.36 | \$615,132.83 |
| Payment 25 | \$4,805.71 | \$4,357.19 | \$448.52 | \$614,684.31 |
| Payment 26 | \$4,805.71 | \$4,354.01 | \$451.70 | \$614,232.61 |
| Payment 27 | \$4,805.71 | \$4,350.81 | \$454.90 | \$613,777.71 |
| Payment 28 | \$4,805.71 | \$4,347.59 | \$458.12 | \$613,319.59 |
| Payment 29 | \$4,805.71 | \$4,344.35 | \$461.36 | \$612,858.23 |
| Payment 30 | \$4,805.71 | \$4,341.08 | \$464.63 | \$612,393.60 |
| Payment 31 | \$4,805.71 | \$4,337.79 | \$467.92 | \$611,925.68 |
| Payment 32 | \$4,805.71 | \$4,334.47 | \$471.24 | \$611,454.44 |
| Payment 33 | \$4,805.71 | \$4,331.14 | \$474.57 | \$610,979.87 |
| Payment 34 | \$4,805.71 | \$4,327.77 | \$477.94 | \$610,501.93 |
| Payment 35 | \$4,805.71 | \$4,324.39 | \$481.32 | \$610,020.61 |
| Balloon 1 | \$614,341.59 | \$4,320.98 | \$610,020.61 | \$0.00 |
| Grand Total | \$625,000.00 | \$782,541.44 | \$157,541.44 | \$625,000.00 |

Balloon payment calculator reference:

https://www.arvest.com/calculators/HF04?PRINCIPALAMOUNT=219%2C000.00&DOWNPAYMENTAMOUNT=80%2C000.00&DOWNPAYMENTAMOUNT_TYPE=Dollar&TERM=20&TERM_UNITS=Years&BALLOONPAYMENTAFTER=7&BALLOONPAYMENTAFTER_UNITS=Years&INTERESTRATE=6.500+&COMPUTE=COMPUTE&SHOWAMORTIZATIONSCHEDULE=on&CALCULATORID=HF04&TEMPLATE_ID=www.arvest.com_2&PostBack=true

