

BORROWER LOAN AGREEMENT

WHEREAS

(hereinafter referred to as the borrower)

desires WEDGESTONE REAL ESTATE ADVISORS to perform divers services intendant in the obtaining of a loan for the borrower or such other services as are set forth in a written ADDENDUM OF SERVICES, if any, to this agreement

said loan to be in the amount of:

secured by one or more first mortgages upon real estate located at:

or in a written ADDENDUM OF COLLATERAL. If any

at a rate of interest not to exceed: percent per annum
and with an origination fee to the lender not to exceed pts.

Repayable over a term of:

any alternative or additional terms set forth in a written ADDENDUM OF TERMS, if any

And whereas the Borrower warrants and represents that the Borrower owns the real estate with the present market value and liens thereon, and with the Net Operating Income set forth in a written ADDENDUM OF REAL ESTATE OWNED, if any

And further warrants and represents that the proposed collateral has the encumbrances and Net Operating Income set forth in the attached Addendum

And whereas WEDGESTONE REAL ESTATE ADVISORS promises to use its best efforts to obtain the desired loan secured by the proposed collateral, in consideration thereof

IT IS AGREED that Borrower shall prepay an inspection fee of \$300.00 per property to WEDGESTONE REAL ESTATE ADVISORS and shall cause to be paid from the proceeds of the loan a fee to WEDGESTONE REAL ESTATE ADVISORS in the amount of:

or in a written ADDENDUM OF FEES, if any

If as and when and only if as and when said loan is funded, no fee or charge other than the prepaid inspection charge being due to WEDGESTONE REAL ESTATE ADVISORS unless the Borrower obtains the desired loan upon the above terms or such other terms as subsequently agreed to by the Borrower, unless expressly provided for in the ADDENDUM OF FEES

The forgoing notwithstanding, Borrower covenants to cooperate fully with WEDGESTONE REAL ESTATE ADVISORS and to provide upon request all information and supporting

documentation, including but not limited to bank statements, mortgage statements, leases, rental applications, etc. as reasonably requested.

In the event that reasonably required information is not provided or is provided and is not accurate, with the result that the loan is not made, Borrower shall pay promptly upon demand the agreed upon fee to WEDGESTONE REAL ESTATE ADVISORS.

It is further agreed that in the event WEDGESTONE REAL ESTATE ADVISORS is not able to obtain the above loan for any reason that the Borrower shall have no claim for any consequential or resultant damages of whatever nature.

WEDGESTONE REAL ESTATE ADVISORS makes no representation or warranty whatsoever as to the likelihood of success in obtaining the desired loan and Borrower should not in any event make any reliance on success in obtaining the loan.

Witnesseth our hands and seals on the dates subscribed below.

WEDGESTONE REAL ESTATE ADVISORS

BORROWER

BORROWER