

PRAIRIE POINTE ESTATES

LOAN TERM SHEET – THE POINT

This is a hypothetical term sheet provided for your consideration of the basic loan terms Seller would consider in a potential seller-finance scenario.

Property:	Lot <u>XYZ</u> of The Point, a subdivision of Burnet County, Texas	
Property Owner:	<u>Your Name Here!</u>	
Seller/Lender:	Prairie Pointe Estates Inc.	
Theoretical Sale Price:	\$160,000	
Down Payment (20%):	\$32,000	
Loan Amount:	\$128,000	
Loan Term:	48 months	
Interest Rate:	Flat rate of 3.95% (per year, monthly payments) first three years 4 th -year adjustable rate option at Prime Rate + 1%	
Prepayment Discount:	3% off the outstanding balance, if paid off during Year 1 2% off the balance, if paid off during Year 2 1% off the balance, if paid off during Year 3	
Theoretical Est. Monthly Payment:	First Mortgage (P&I)	\$672.10
	Property Taxes	\$274.00
	Total	\$946.10
Theoretical Est. Balloon Payment:	\$118,432.34 (if paid off at 36 months)	

Please note that the terms set forth herein are for discussion purposes only and do not constitute a loan commitment. The terms outlined herein may not be all-inclusive, and final loan terms may be conditioned upon the actual sale price and potential modification or adjustment of these theoretical terms.