

**Bridge Investments, LP**  
**dba Seal Home Loans**  
 5373 W. Alabama St. #250  
 Houston, Texas 77056  
[www.SealHomeLoans.com](http://www.SealHomeLoans.com)

Telephone (713) 683-9400

Telecopier (281) 596-7272

*Welcome!*

Thank you for choosing Seal Home Loans for your short-term financing needs. Included in this packet is information that you'll need to help you through the repair draw process; provide you with information about invoicing and interest payments; and give you instructions on how to request a payoff of your loan.

**Repair Draw**

If the home is subject to repairs (most will be) the budgeted funds for these repairs were withheld by us at closing and placed in an escrow account. We will release draw monies, per our Escrow Agreement with you, for repairs to the property **in arrears**, which means we need to see improvements to the property prior to releasing the funds. All repair monies are released after 100% completion. You will need to complete the following for each draw request:

<b>Properties In The Greater Houston Area</b>	<b>Properties Outside The Greater Houston Area</b>
Order an inspection by contacting Integrity AI at <a href="http://www.integrityai.com">www.integrityai.com</a> and completing the online request form.	Order an inspection by completing the attached <b>Repair Draw Request Order Form</b> and fax it to Common Sense Appraisals at 214-242-4124
Fax a completed and notarized <b>Owner's Affidavit Form</b> to 281-596-7272 and 832-550-2475. A blank form is attached for your convenience and is also available online under "Draw Affidavit" at <a href="http://www.sealhomeloans.com">www.sealhomeloans.com</a> and <a href="http://www.integrityai.com">www.integrityai.com</a>	Fax a completed and notarized <b>Owner's Affidavit Form</b> to 281-596-7272 and 214-242-4124, see attached. This form is also available online under "Draw Affidavit: at <a href="http://www.sealhomeloans.com">www.sealhomeloans.com</a> .

Escrow draws are released to the borrower **after** the various repair stages are completed. A typical draw schedule may contain 1 to 3 different draws at various stages of the renovation. Because there are charges for each draw request, you will want to budget for the following charges for each draw:

- \$199 processing fee\*
- \$125+ inspection fee\*\*

\* Charges are deducted from each draw and retained by Bridge Investments, LP.

\*\* Price depends on location of property and is due up front at the time inspection is ordered.

All escrow draws will be released by direct wire transfer to your designated bank account. You will supply this information on the Owner's Affidavit Form. Draws are typically released 48-72

hours from receipt of all of items outlined above and satisfactory inspection by the inspector. Please keep in mind that draw requests are processed in the order in which they are received.

### **Invoicing and Interest Payments**

You will receive an invoice, on or about the 23<sup>rd</sup> of each month by email and mail, due the first of the month after approximately 30 days after closing. Interest payments are due by the 10<sup>th</sup> business day of the month. If payment is not made by 5:00 PM on the 10<sup>th</sup> business day, a late fee equal to 10% of the payment due will be assessed. If you are delinquent on your monthly interest payment at the time of a repair draw request, the monthly payment will be deducted from the draw.

Please make sure that your contact information is current and up-to-date. If you have a change of address, please contact us.

Extension point(s) will be added to the monthly invoice for the month that it is due.

### **Payoffs**

Payoffs will be delivered to you upon request. Attached is a **Payoff Request Form** that you will need to complete and send to us by fax at 281-596-7272. Your request will be processed and delivered to you within a reasonable timeframe from receipt of your request. Payoffs are normally processed upon receipt of the completed form; however, please keep in mind that they are processed in the order in which they are received.

### **Philanthropy**

We are proud to work with various borrowers nationwide in a synergistic manner so that all borrowers of Seal Home Loans can have Charitable contributions [up to \$500 per year] DOUBLE matched by us. You simply have to pick your favorite charity and provide us proof of your contribution to them. We will then simply send in our double match. Please visit the *Giving Back* section of [www.sealhomeloans.com](http://www.sealhomeloans.com) for more information.

Again, we thank you for your business. Should you have any questions about any of the above, please have your property address handy and contact the appropriate person on our team.

- For Invoicing: Egin Kuri at x 252 or [egin@sealhomeloans.com](mailto:egin@sealhomeloans.com)
- For Repair Draw Inspections In The Greater Houston Area: Integrity AI, [www.integrityai.com](http://www.integrityai.com)
- For Repair Draw Inspections Outside The Greater Houston Area: Common Sense Appraisals at 972-226-2600
- For Philanthropy, Payoffs or Verification of Mortgage: Brooke Thompson at x 287 or [info@sealhomeloans.com](mailto:info@sealhomeloans.com)

Sincerely yours,

Brooke P. Thompson  
President