



Community Revitalization Loan Program

HOW THE BORROWING PROCESS WORKS

1. **Promissory Note** **(By Borrower to Agency)**
 - This note is a promise to aid in the growth of the community by using the funds received on the asset that we both agree has long term potential.
2. **Loan Agreement** **(Terms and Conditions)**
 - This document helps define exactly what needs to be paid and when. It also states what can happen if you fail to repay the loan.
3. **Personal Guaranty** **(Personal Responsibility)**
 - A limited liability company (the “LLC”) will be created for each borrower to purchase Real Estate. The LLC will be a joint venture requiring the borrower to personally guarantee the funds necessary to repay the loan.
4. **Commercial Lease Agreement** **(Between FMG and the Borrower)**
 - This commercial lease agreement is made between FMG and the borrower. It states (amongst other things) that the asset is to be used to restore the community for non-owner occupied purposes.
5. **Sublease Agreement** **(Between Borrower and Tenant)**
 - Real Estate laws differ by city, county and state. To ensure compliance for all parties involved we REQUIRE that each borrower uses the latest version of the FMG lease which we routinely monitor for the most legal protections available.
6. **Option and Purchase Agreement** **(Property Transfer)**
 - Upon completion of all payments, your option to receive full rights to the asset is activated. The property is then transferred to the company of your choosing.
7. **Independent Home Consultant Agreement** **(IHC)**
 - Upon acceptance into the program the borrower will hand select an Independent Home Consultant whose sole responsibility is to ensure your success. The consultant of your choosing will advise, assist and manage the property throughout the term of the loan.
8. **ACH Withdrawals** **(Paperless Process)**
 - We pride ourselves on being the best lending option for low to moderate income communities, to ensure that we remain competitive with other financing institutions we have created a 100% paperless process from start to finish. All transactions (including mortgage documents and payments are paperless)

Each of the above agreements, while separate agreements, all work together to complete the transaction. A violation of any one of the agreements will trigger a violation of all agreements and could result in the loss of your investment. It is important that you read and understand each document that is outlined above. Each document is a legally binding agreement and will have legal consequences if you do not comply with the entire agreement, including loss of the investment property and potential money judgments against you.

www.FUNDMYGROWTH.com

1650 E, 55th St. Suite 723 Cleveland OH. 44103

Office:(412) 275-5757 Fax:(412) 291-1301

“Enriching Communities through Financial Opportunity”