GUARANTY – NOTARIZED

This GUARANTY is made by and between ________Jonathan Doe________ a married person,

herein called ("Guarantor") and Sample Funding, Inc., a Montana corporation ("Lender") on 10/30/2024.

RECITALS

A. ________Sample Properties LLC, A Maryland Limited Liability Company________

("Borrower"), shall obtain concurrently herewith a loan in the original principal face amount of

____Eighty-five thousand three hundred and 00/100 U.S. Dollars________

__$85,300.00________ (the "Loan") from the Lender (Loan No. __9999999999______)

The Loan will be evidenced by the fact that certain Promissory Note Secured by Security Instrument dated as of the date hereof (the "Note") executed by Borrower in favor of the Lender. The Loan will be secured by that certain Deed of Trust, Mortgage or Security Deed ("Security Instrument") including an Assignment of Rents and Fixture Filing, dated as of the date hereof executed by Borrower, as trustor or mortgagor, in favor of the Lender, as beneficiary or mortgagee. The Note, Security Instrument (together with any riders thereto) and all other documents executed by Borrower and delivered to the Lender at the Lender's request in connection with the Loan and all extensions, renewals, modifications, and replacements of any or all of such documents, are referred to collectively as the "Loan Documents".

B. Capitalized terms used but not defined herein shall have the meanings given those terms in the Loan Documents

GUARANTY

The word "Indebtedness" is used herein in its most comprehensive sense and includes without limitation: (i) the indebtedness arising from or in connection with the Loans or the Note or the Security Instrument or any other Loan Documents, (ii) all advances made thereunder, (iii) any increase of the principal amount of any Loan and all interest thereon, (iv) any and all extensions, renewals, modifications and replacements thereof, all of which shall be included within the term "Loans," and (v) all now existing and future debts, obligations, and liabilities of Borrower, jointly and severally to Lender (whether absolute or contingent, liquidated or unliquidated, secured or unsecured, and whether Borrower may be liable individually or jointly with others), including, but not limited to, indebtedness arising out of or relating to the following matters (!) fraud or misrepresentation by Borrower in connection with or relating to any Loan; (2) waste or willful mismanagement by Borrower with respect to any or al l of any Property for any Loan; (3) the application by Borrower or Guarantor of the proceeds of any Loan in any manner or for any purpose other than as specified in or required by the Loan Documents; (4) the removal or disposition by Borrower or Guarantor of any or all of the Property in violation of any of the terms of any of the Loan Documents relating to any Loan; (5) any violation of any Governmental Requirements with respect to all or any part of the Property relating to any Loan (6) any failure by Borrower to pay any Impositions in accordance with the respective Loan Documents; and (7) any sale, conveyance, transfer, or encumbrance of all or part of any Property or any other transfer or event described in Section 3.12 of the Security Instrument without Borrower first obtaining the Lender's consent thereto in accordance with the respective Security Instrument; (8) the misapplication or misappropriation by THE Borrower or Guarantor of insurance proceeds relating to any loan.

____

Jonathan Doe, President
Sample Properties, LLC

State of Maryland

:SS

County of _______________________

On this ________ day of ______________, 20 ______, before me, a Notary Public of the State of ____________________, in and for _________________________________personally appeared ____, who acknowledged himself/herself to be the ____ of ____ and that he/she, in such capacity; being authorized to do so as the true and voluntary act of the _____________________________ [limited liability company, partnership, corporation, etc.] duly authorized by all necessary action by the _______________________ [limited liability company, Partnership, Corporation, etc.], executed the foregoing instrument for the purposes therein contained by signing on behalf of said ___________________________________.

[Notary Seal] In witness whereof I hereunto set my hand and official seal.

____

[Signature of notary public]

Name of notary public: ____

My commission expires: _______________________________________