

PRICING SUMMARY*

Business Loans - Collateralized by Real Estate and Supported by Deposit History

	Gold	Silver	Bronze
APR	60%	80%	110%

*Pricing applies to all products

BASE FACTOR TABLE

	Gold	Silver	Bronze
6 months	1.16	1.21	1.30
7 months	1.18	1.25	1.35
8 months	1.21	1.29	1.41
9 months	1.24	1.33	1.47
10 months	1.27	1.37	1.52
11 months	1.30	1.41	1.58
12 months	1.33	1.45	1.65
I/O (6mo. buy rate)	1.30	1.40	1.55
Max Upsell	1.38	1.48	1.63

KEY GUIDELINE SUMMARY

	Gold	Silver	Bronze
Maximum Term Allowed ¹	12 months	12 months	12 months
Allowed Open Advances	0	1	>= 1
Median FICO	> 700	> 625	> 500
NSFs	None	< 3	>= 3
Years in Business	>= 2	>= 1	< 1
Min Average Balance (multiple of daily payments)	4x	2x	1x
Restricted Industries ² Allowed	NO	NO	YES

1. Longer terms (up to 36 months) may be considered on an exception basis
2. Restricted Industries include but are not limited to: Used Car Dealers, Childcare, Gas Stations, Financial Services, Attorneys, Real Estate Speculators, Home Based Business

REAL ESTATE TABLE (CLTV RANGES*)

	Urban/Suburban	Rural
Residential	65% to 75%	60% to 70%
Commercial	65% to 75%	55% to 65%
Industrial	55% to 65%	40% to 50%
Land	40% to 50%	25% to 50%

*The Combined Loan To Value Ratio (CLTV) for each property is the ratio of all encumbrances plus the requested WBL loan amount to the value of the property.

- Loan sizes between \$25,000 to \$2,000,000
- Advances of up to 3x average monthly deposits
- Longer terms, daily or weekly payback schedule
- Debt consolidation with no net-proceeds requirement
- Open advances allowed
- All lien positions on real estate allowed
- Interest-only provides better control over business' cash-flow needs

INTRODUCTION TO WBL UNDERWRITING

World Business Lenders ("WBL") offers business loans secured by real estate. Our core product is a short term (6-12 months) business loan with a fixed daily or weekly payment schedule. An Interest-only balloon loan ("I/O") is also available for select borrowers with a term ranging from 12 to 36 months. The I/O loan allows a payoff after 6 months from funding without a prepayment penalty.

Minimum loan size is \$25,000 and residential, commercial and industrial real estate, as well as vacant land will be considered as collateral. Loan requests exceeding \$1,000,000, senior liens greater than \$1,000,000 or specialty properties, such as vineyards, airports, marinas, etc. will be considered on a case-by-case basis after initial review and prior to sales pre-qualification.

Real Estate Collateral – Concept of CLTV

Each property is assigned a respective Combined Loan to Value Ratio ("CLTV") within a given range which is determined by property type and property location. You can find the respective CLTV ranges by property type and property location on the current Pricing Summary.

CLTV represents the percentage of total liens and encumbrances on the property(ies) (judgments, mortgages, tax liens, etc.) against the value of the property(ies) and includes the proposed loan from WBL in the calculation. The maximum permitted CLTV is determined at the property level and the related maximum available loan amount for each property is added to determine the total amount of financing for the related property(ies).

What criteria determine the CLTV applied?

The final CLTV applied to each property is determined by the total encumbrances attributable to each property, loan terms, and the overall quality of the credit profile, including deposit activity, years in business, industry type, business indebtedness, and guarantors' credit.

Real estate under construction or in poor condition is likely to be assigned a lower CLTV or otherwise discounted to reflect the cost to cure. Similarly, open tax liens, judgments, extended marketing times for resale, declining housing markets and/or the amount of senior liens relative to the proposed WBL funding may also influence the maximum assigned CLTV.

In I/O loans, CLTV will most likely decline below those stated on the current Pricing Summary as WBL's lien position (1st, 2nd, 3rd or 4th) on real estate declines. However, exceptions will be considered for properties with exceptionally clear and strong appreciation and marketability.

Collateral Evaluation and Restrictions

WBL conducts independent real estate evaluations. Client-provided appraisals can be helpful in expediting the valuation process, however, the applicant will be required to pay valuation and title search costs as indicated on the Collateral Report Request Form for each property.

A homestead exempt property in the state of Texas cannot be used as collateral. You can

determine whether a property is homestead exempt by reviewing the most recent property tax bill. All gas stations and other properties which have been used to store, extract or otherwise handle hazardous chemicals, waste and materials at any point in time require a current Phase I environmental inspection.

WBL will not permit its security interest to be junior to debt secured by family members or related parties. However, WBL will consider a subordinate lien to private/non-institutional mortgages on a case-by-case basis. In those instances, WBL will require a review of the promissory note and mortgage in favor of the non-institutional party.

Furthermore, WBL will use the "as is" value of properties under construction and not the "completed" value. This is particularly relevant when discussing loan applications with real estate speculators, builders and property managers. As noted earlier, WBL will assign a CLTV on the lower end of the CLTV range under these circumstances.

Estimated turnaround times for valuation and title search reports from complete submission to final approval are:

- Residential – 5 to 7 business days
- Commercial/Industrial – 10 to 14 business days
- Vacant Land/Gas Stations – Up to 30 days

Required Documentation / Complete Submission*

- Completed and signed application
- Most recent business bank statements (minimum 3 months acceptable for initial review)
- A completely filled out and signed Collateral Report Request Form
- Property Tax Bill(s) for each property
- Void Check for the business bank account
- Copy of photo ID for each applicant
- Note between non-institutional creditor and borrower (when applicable)
- Survey (on vacant land, when applicable)
- Copy of recent Phase I environmental inspection (for all gas stations, when applicable)

* Further documentation may be requested during the processing of the loan (e.g., corporate documents, such as the articles of incorporation, additional bank statements, lease agreements, and tax returns). Please note that, due to the unique nature of each application, the documentation deemed critical for approval will differ from application to application. The processor assigned to each application will contact the client regarding the specific required documentation associated with the application.

Collateral Evaluation Fees

- \$385 per residential property (\$190 title search fee, plus \$195 valuation fee)

- \$1,290 per commercial property (\$265 title search fee, plus \$1,025 valuation fee)

Fees can be paid by wire, PayPal or ACH as reflected on the Collateral Report Request Form.

An appraisal may be required for complex real estate evaluations. The fees are subject to the local market appraisal rates determined by local independent appraisers.

I/O vs. Amortizing loan?

Amortizing loans bill principal and interest until maturity compared to the interest-only billing of I/O loans. Keeping the loan size fixed, I/O loans offer a lower daily or weekly payment compared to the amortizing loan.

An early prepayment on an amortizing loan is subject to the full yield on the loan. I/O loan is also subject to the full yield until the 6-month point, after which the client can pay off the principal balance of the loan (with no additional interest charges). In other words, after 6 months, the client is obligated to pay only daily interest while the loan is outstanding, and has the flexibility to prepay the principal of the loan without any prepayment penalty.

WBL will be more selective approving longer term loans, in particular the I/O. As noted, earlier, in I/O loans, CLTV will most likely decline beyond those stated on the current Pricing Summary as WBL's lien position (1st, 2nd, 3rd or 4th) on real estate declines.

Real estate with a value below \$100,000 or encumbered by private or non-institutional mortgages will not be considered as collateral for an I/O loan.

Pricing and Upsell

Prices shown are buy rates for both the amortizing loan as well as the I/O loan. Mark-ups are limited to the lower of 8 points or one third of the base factor.

e.g. 1.18 buy rate is subject to a max. upsell of 6 points (1/3rd of 18 points is less than 8 points)

e.g. 1.30 buy rate is subject to a max. upsell of 8 points (8 points is less than 1/3rd of 30 points)

Processing fee of \$795 applies to all loans. Other closing and collateral related third party fees may apply.

Open Advances

WBL considers making loans to businesses with open advances and takes into account the payments that are being made to other lenders.

Open advances can determine the overall credit quality and placement in the Gold, Silver and Bronze programs accordingly. Debt consolidations and borrowers with more than one open advance are automatically considered Bronze.

Term – How do I qualify for longer terms?

Terms greater than 12 months (up to 36 months) may be considered on an exception basis for the amortizing loan product. Yield will be kept constant, resulting in an increase in the final money factor to the client as the term increases.