Congratulations, we are pleased to inform you that your appraisal order has been successfully placed, marking a significant step forward in the process of finalizing your investment property acquisition. Jet Lending has thoughtfully assembled a comprehensive compilation of frequently encountered inquiries regarding the requested documentation. This resource will aid you in maintaining a clear overview of the materials required and those that have been submitted.

**Verification of Financial Resources**

The provision of proof of funds is an essential aspect of our due diligence process. Whether you are engaging in a singular loan transaction or multiple loan arrangements, this documentation ensures the security of your investment. By furnishing these documents, you enable us to verify your capacity to fulfill your financial obligations punctually and facilitate the timely processing of your disbursement requests. To expedite this procedure, we kindly request that you submit complete statements rather than mere screenshots of available balances. Your cooperation in providing the full statements is necessary for proper documentation within your file.

This documentation encompasses:

• Personal and/or Business Checking and Savings Accounts

• Statements pertaining to any lines of credit intended for purchase-related use

• It is imperative to emphasize that Jet Lending does not access these funds; our goal is solely to ascertain your accessibility to them.

**Insurance Policy Prerequisites**

This juncture presents an opportune moment to initiate the procurement of insurance coverage for your investment property. It is imperative to communicate to your insurance agent that the policy required pertains to an investment property, distinct from a conventional homeowner's policy. To facilitate this communication, we advise conveying the following key details to the insurance broker:

• A minimum of $300,000 liability coverage is mandatory.

• The property necessitates either a dwelling policy inclusive of a vacancy clause or a builder's risk policy.

• Properties situated in flood-prone areas, having historical flooding incidents, or susceptibility to storm surges mandate the acquisition of flood insurance. This expense will be disbursed externally to the closing process.

• Irrespective of property occupancy, all properties must be covered by a vacancy clause.

• A comprehensive 12-month policy duration is obligatory.

• In instances where the property encompasses a pool, it is imperative to apprise the insurance agent, thus ensuring the incorporation of adequate liability coverage for the pool.

In evaluating insurance quotes, it is vital to recognize that the most affordable premium may not necessarily equate to optimal cost savings. During your inquiry, we recommend inquiring about potential premium reimbursements for unused time, should you decide to sell or refinance the property subsequent to acquisition.

**Business Entity**

Closings At Jet Lending, the option to conduct closings under a business entity's name is available but not obligatory. Investors retain the autonomy to choose between holding their investment properties in their personal names or within a business entity. In the event of opting for a business entity closing, several key preparations are advisable:

• Four essential documents are requisite for your entity:

• Executed Certificate of Formation

• Executed Certificate of Filing

• Executed Operating Agreement, as generated by the entity's proprietors

• Entity's EIN Number/Federal Tax ID number

• If your business entity was established outside the state of Texas, it is imperative to confirm its eligibility for conducting business within the state. If your entity is unregistered with the Texas Secretary of State, prompt registration is recommended, and immediate communication with us is essential for potential assistance.

• Uniformly, all members of the entity must affix their signatures to all closing documents, irrespective of their ownership percentage, accompanied by a personal guarantee from all members.

**Repair Budget Management**   
The repair budget holds significant importance as it guides the reimbursement process for completed property repairs. To ensure a streamlined draw schedule tailored to your needs, it is advised to coordinate with our draw inspector to review your plans.

• Kindly inform your loan officer of your availability for a review of your repair budget with our draw inspector.

**Survey Considerations**   
While not universally mandated, the necessity for a survey depends on the presence of metes and bounds descriptions or involvement with partial lots in the legal description. If such conditions apply to your subject property, kindly inquire with the seller regarding the availability of a survey. In cases where no suitable survey exists, it is recommended to arrange for a survey through your chosen title company as part of the title process. Should uncertainties persist regarding metes and bounds, it is prudent to consult your title agent for clarification and to initiate survey procurement without delay.

# Funding Your Deal

Securing Funding It is essential to recognize that post mutual signatures, the title company will transmit the documents to the bank for review and funding, typically occurring within a 24-48 hour timeframe, contingent upon the title company's document submission timeline to the bank. It is important to note that we do not engage in table funding. In instances of urgent funding matters, we urge you to promptly notify your title company of the imperative need to expeditiously transmit the documents to the bank for review and approval.

**Pre-Closing Information**   
This communication serves as a reiteration of the topics we have covered, aimed at ensuring your comprehensive confidence in the process from its inception to completion. At Jet Lending, we operate with a high level of efficiency, and it is of paramount importance to us that you possess a thorough understanding of the intricacies of the loan procedure. Enclosed within are a series of inquiries that have surfaced over the course of my tenure as a loan officer, which I believe will prove beneficial. Kindly reach out to me to facilitate a joint review of this documentation

**Closing and Processing Considerations**

• Are you duly informed regarding the duration of your loan term with Jet Lending, LLC? If not, I recommend referring to your provided term sheet for precise clarification.

• Are you cognizant that the loan estimate extended by Jet Lending, LLC constitutes a preliminary approximation of the funds required for closing, with the potential for minor adjustments after the title approval process yields an approved HUD?

• Do you understand that title companies typically issue preliminary Closing Disclosure/HUD statements ahead of the final endorsement by all involved parties? I strongly advise requesting the conclusive approved Closing Disclosure/HUD statement and ensuring a comprehensive review in collaboration with your designated title escrow officer.

• Are you aware that scheduling a closing appointment with your designated title escrow agent is a crucial step? This facilitates a meticulous review of your HUD in a line-by-line manner, thereby preempting potential discrepancies from either party.

• Have you been apprised that table funding is not our practice? In case specialized accommodations are required, it is imperative to promptly communicate such needs to both your loan officer and the processing department.

Your comprehensive grasp of these matters serves to ensure a seamless progression through the closing and processing phases. Should any inquiries arise, please do not hesitate to initiate a discussion for further elucidation and guidance.

**Payment Information**

·       Are you cognizant that payments are scheduled for the 1st day of each month?

·       Are you informed that immediate interest accrual follows the funding of your property?

·       Are you aware that your payment details, as outlined in your loan estimate, will be provided in your actual payment statement, typically delivered by the 25th of each month? In the event of non-receipt of your initial invoice, please engage with Rachel or Graciela from our accounting department:

• Rachel Garcia: 832-509-3091 or rachel@jetlending.com

• Graciela Bostick: (832) 900-4934 or grace@jetlending.com

·       Are you conscious that opting for automatic draft payments with credit card will yield a 3.5% reduction in the processing fee? Should you desire this option, I can facilitate the provision of a monthly payment form ahead of the closing date.

• If you elect to auto draft via ACH, your payment will be processed on the 5th day of each month.

• If you choose auto draft by credit card, payment processing will occur on the 1st day of each month.

·       Are you familiar with the range of payment methods available, including checks, money orders, credit, and debit cards?

Are you well-versed in the fact that this constitutes an interest-only loan? Furthermore, you possess the flexibility to diminish your principal by making additional payments atop your monthly interest, provided such action is explicitly communicated to us.

Have you acknowledged that your monthly payment encompasses a tax escrow amount equivalent to 1/12th of the previous year's property taxes, along with the accrued monthly interest?

As indicated in the Payment Disclosure Form you have completed, have you recognized that failure to make your payment by the 10th day of the month will prompt us to process the card/account information provided on that form for the collection of the interest payment, unless alternative arrangements have been established?

Are you mindful that payments made after the 10th day of the month will incur a 5% penalty on your interest payments?

Are you cognizant that a lapse of over 30 days without payment could result in the initiation of foreclosure proceedings for your investment property, accompanied by additional fees?

*We are dedicated to providing assistance should any payment challenges arise. Please reach out to us promptly to facilitate necessary arrangements. Do you understand the importance of involving us at an early stage to avert potential late penalties and the risk of foreclosure?*

**Insurance Guidelines**

Have you been apprised that the management of all insurance policies rests with you as the borrower, and Jet Lending, LLC bears no responsibility for overseeing your insurance policy?

• Are you cognizant of the requirement to adhere to the insurance specifications laid out by Jet Lending, LLC for the entire duration of your loan?

• Have you recognized the paramount significance of subjecting your insurance policy to review and approval by Jet Lending, LLC's Processing Department prior to its execution with your agent? This procedural diligence serves to mitigate any potential misunderstandings pertaining to insurance prerequisites.

• Are you aware that the submission of the approved insurance policy to Jet Lending, LLC is obligatory a minimum of 48 hours ahead of your scheduled closing?

• Have you noted that in cases where your loan extends or surpasses a 12-month timeframe, the responsibility to renew and financially manage a new 12-month insurance policy rests with you? Failure to renew and promptly provide the policy to Jet Lending, LLC will necessitate the imposition of a force-placed insurance policy to safeguard the property or collateral. It is pertinent to acknowledge that such forced-placed policies typically incur higher costs compared to existing policies and will be invoiced to you on a monthly basis. As a responsible borrower, it is in your best interest to ensure the continuous validity of your policy.

• Are you informed that Jet Lending, LLC does not engage in insurance escrow practices for policies that are pre-paid for a 12-month duration in advance?

**Draw Procedures and Guidelines**

Are you informed that initiating property rehabilitation work requires you to commence at least 1/3 of the total repair cost and to request draws exclusively for completed and installed work?

Have you taken note that draws cannot be facilitated solely for demolition purposes? A value addition to your property must be made before requesting the initial draw.  
  
Are you aware of the $190 inspection fee associated with each draw request, which requires an additional $20 for wired fund transfer? (Alternatively, you have the option to choose check pickup or mailing at no cost.)

Have you recognized the recommended division of draws into three stages? While not obligatory, this approach is strongly encouraged to enhance efficiency in the rehabilitation process. Furthermore, any necessity for more than three draws mandates prior approval from the draws department.

Are you familiar with Jet Lending, LLC's draw software program known as Jet Project Manager (Jet PM)? Upon loan closure and funding, you will receive login details via email from admin@myjetpm.com (mailto:admin@myjetpm.com). This online platform streamlines draw requests, offering real-time updates on draw status. Expect a call from our draw department to assist you in configuring this program.

Are you mindful that scheduling a pre-closing appointment with our inspector is essential to review your rehabilitation plan and address any inquiries?

• Contact: draws@jetlending.com

• Summer Conner: 832-709-0276

• Kevin Meister: 832-263-2343

Are you cognizant that the remaining draw escrow balance will be released only when 100% of the draw is completed, and the property is in MLS-listable condition?

• Pristine condition, devoid of debris, and professionally cleaned.

• Installation of appliances.

• Activation of water, electricity, and gas services.

Have you acknowledged reading and comprehending the Repair Draw Procedures & Helpful Information/Draw Disclosures, and are you committed to adhering to all stipulated requirements in that document?

Are you aware of the advisability to review your budget once more with your loan officer before closing to ensure comprehensive validation and accounting?

Do you understand that should any unforeseen circumstances (e.g., natural disasters, budget alterations, contractor challenges) arise during your project, immediate involvement of Jet Lending, LLC is encouraged for assistance? While Jet Lending, LLC can provide a list of recommended vendors, it is paramount for investors to conduct their own due diligence before engaging any third-party vendor. At all times, Jet Lending, LLC bears no responsibility for third-party vendor actions, and the investor's due diligence remains pivotal prior to vendor engagement.

**Payoff Protocol**

Are you aware that as you approach the juncture of selling your investment property or embarking on a refinancing initiative, it becomes essential to initiate the process of obtaining a payoff amount? We kindly request that you commence your payoff request through either payoffs@jetlending.com) or our

dedicated website link at https://www.jetlending.com/borrower-payoff In this communication, it is pivotal to include pertinent particulars such as the property address, the names of the clients/LLC linked to the loan's funding, and a valid "good through" date aligned with your imminent closing. Ensuring seamless coordination, we recommend instructing your closing escrow agent to employ this specified email address for the final payoff submission, with a consideration of 72 hours for the comprehensive processing of all payoff inquiries.