

# BELLWETHER ENTERPRISE SMALL LOAN PROGRAM

The purpose of the Bellwether Enterprise SLP is to provide borrowers with a streamlined underwriting and closing process. The program is designed to be borrower friendly with low transaction costs.

PROGRAM HIGHLIGHTS	<ul style="list-style-type: none"> <li>• All Property Types</li> <li>• Phase 1 waived for low risk property types</li> <li>• No reserves, no escrow accounts</li> <li>• No survey, property condition report, or SPE requirements</li> <li>• SNDAs waived for tenants less than 50% of NRA or income</li> <li>• No lender legal fees*</li> <li>• Bellwether Enterprise services loan</li> </ul> <p>*(A \$2,000 lender legal fee enforced when negotiations require lender to make significant changes to standard set of loan documents or SNDA.)</p>
SYMETRA SMALL LOAN PARAMETERS	<ul style="list-style-type: none"> <li>• <b>\$600,000 to \$10 million loan sizes</b></li> <li>• <b>3-year to 25-year fixed rate terms</b> (specialty is long-term fixed rates - 10 years and up)</li> <li>• <b>Major property types (retail, industrial, office, multifamily)</b> plus hospitality, self-storage, MHPs, and more.</li> <li>• <b>Low-cost execution</b> - A 1 bp processing fee (appraisal, title - Phase I)</li> </ul>
TYPICAL CLOSING PERIODS	<ul style="list-style-type: none"> <li>• <b>30 days or less:</b> Requires an "on-top-of-it" borrower and pre-ordered third parties</li> <li>• <b>65-75 days:</b> Standard timing</li> <li>• <b>75+ days:</b> Forward commitment pricing available</li> </ul>
VARIETY OF LOAN PROGRAMS/TERM	<p>Symetra offers a diverse range of loan structures to meet a variety of funding needs:</p> <ul style="list-style-type: none"> <li>• <b>Long-term Estate Planning:</b> 11-to-20 year fixed rate period</li> <li>• <b>Traditional:</b> 7-to-10 year fixed rate <i>Popular structure:</i> 10-year fixed rate, 20-year term and 25-year amortization (10+10/25)</li> <li>• <b>Short-term hold strategies:</b> 3-to-6 year fixed rate <i>Popular structure:</i> 5-year fixed plus two 5-year fixed periods and 25-year amortization (5+5+5/25)</li> <li>• <b>Rate adjustment terms</b> Additional fixed rate period following conclusion of the initial period Rate adjusted to Symetra's then-current rate (not less than initial rate) Open to prepayment without penalty fee during 90 days prior to any rate adjustment Reduces maturity risk</li> <li>• <b>Prepayment options</b> Yield maintenance (minimum 1%) during fixed rate period(s) Open to prepayment without fee during 90 days prior to any rate adjustment Prepayment fee schedule during latter half of fixed rate term can be priced into spread 10% principal paydown (at par) per year can be priced into rate</li> <li>• <b>Amortization periods</b> Typically 15 to 25 years; 10 to 30 years available Limited interest-only on select low leverage deals</li> </ul>