

Business World

MAGAZINE

July, 2015



Ignite Funding Sparks
Double Digit Interest in
Crowdfunding Real Estate

Crowdfunding — Where You Become the Bank!

by Rob Bryant, Editor Business World

While the term crowdfunding may lack clarity, there's nothing opaque about the return on investment this financial instrument provides investors. The only mystery is why there are so many misconceptions about its risk versus reward possibilities and why the ten to 12 percent return it can provide merits so little media attention.

One has only to visit the website of Ignite Funding to learn how transparent this potential portfolio performer can be.

The best place to start, however, is to understand the rationale behind the founding of the Las Vegas-based Ignite Funding and its performance record.

Prior to the market reset conditions of the past decade, the founders of Ignite Funding saw a niche position in the gap between the amounts of financing small, regional banks could allow developers looking to acquire and build residential homes - and where the titans of the industry would start.



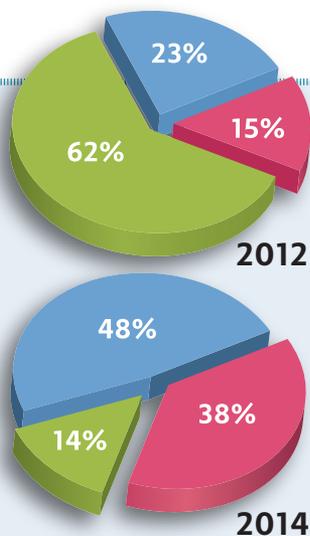
Historic gap in conventional funding sources

Carrie Cook, Ignite Funding president, picks up the narrative. “Developers and builders needing loans in the \$5 to \$20 million range have historically had trouble securing funding,” she explains. “If their projects fell over or under the lending guidelines set by a bank’s board of directors, financing wasn’t available to them — regardless of their credit history.”

The lending industry, which often makes up for its inflexibility with creativity, supplied the demand with what Ms. Cook termed as a hard money solution that has most recently come to be known as crowdfunding real estate.

Business models differ greatly

Not surprisingly, suppliers in the \$5 billion crowdfunding industry differ in their approach to matching investors with borrowers. Ignite Funding, for example, controls every aspect of the loan process through various in-house departments as well as offering investors collateral to secure the investment type.



Loan Portfolio Adjusts Based on Market Demands

- ACQUISITION
- DEVELOPMENT
- CONSTRUCTION



“We appraise the asset’s value, underwrite and service every loan,” Carrie Cook explains, “which enables us to react immediately and effectively on behalf of our investors should a loan default.”

Defaults rarely occur with Ignite Funding loans. In fact, there weren’t any from 2011-2014 after Ignite Funding refocused their business on commercial homebuilders.

On the infrequent occasion when a borrower has stopped paying interest on an Ignite Funding loan since then, the company goes into a rapid recovery mode based on its manpower and unique business model of “total loan control and collateralization.”

Safety in equity

Every Ignite loan is much like a traditional first trust deed found in a home loan, in that it totals far less than full value. The commercial trust deeds Ignite Funding finances for its investors are never more than 75% of the asset’s appraised value.

Not every crowdfunding company works with such a safety net or has the experienced manpower to repackage a failed loan to make it attractive to another borrower. The 25% margin is significant in avoiding even a partial loss. Safety is also enhanced in these collateralized assets by the fact every investor on the loan is in the first lien position.

“The commercial trust deeds Ignite Funding finances for its investors are never more than 75% of the asset’s appraised value.”

Despite having such safeguards in place, however, myths and misconceptions linger about most aspects of crowdfunding and investing in real estate through first trust deeds.



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&
A

Carrie Cook,
President, Ignite Funding

How is this investment considered crowdfunding?

The loans are funded with anywhere from 5 to 200 investors’ capital. All investors are represented on the deed of trust and are paid an interest rate for the use of their capital.

What types of loans are available from Ignite Funding?

First trust deeds that fund land acquisition, construction or development of residential homes by commercial homebuilders across the Southwest U.S.

What is the average return to an investor?

Since 2011, the average yield has been 10.94% annually.

How often are investors paid their interest?

Monthly for the term of the loan. Loans average 6 to 12 months in duration.

What sales commission does an investor pay?

Unlike most stocks, bonds and equities, there is no sales commission charged, nor any additional cost to the investor of any kind. Borrowers pay for the “costs” of the loan.

How does this compare to buying real estate related stocks, mutual funds or ETFs?

Trust deeds are backed by collateral where these elements are not. The collateral provides the investor with an added level of security.

Is there a minimum buy-in for Ignite Funding investors?

Yes the minimum is \$10,000. Investments can be made with cash or IRA retirement funds.

How would crowdfunding a first trust deed add to my financial strategy?

The key to a good investment strategy is diversification. Using alternative investments such as real estate allows investors to successfully balance and cover adjustments in other markets.

How do I integrate this with my financial planner’s program?

Ignite Funding has a dedicated platform that seamlessly integrates trust deed investments into your current investment strategies that are undertaken with a personal financial planner or advisor.

Where can I learn more on the concept of crowdfunding in general, and Ignite Funding in particular?

The Ignite Funding website has complete information to facilitate an investor’s due diligence requirements complete with history, investment opportunities and educational blogs. Just type ignitefunding.com into your browser.

Since whatever confusion exists is most likely fueled by the high return that investors receive from Ignite Funding, the return on investment is a good place to start to address some of the uncertainties.

Ignite Funding is a fully transparent communicator providing real time investment options on their website. Investors can go there to learn about and select from the loans Ignite Funding makes available under acquisition, development or construction.

Options also exist as to location, interest rate and the length of the loan's term. Not only is this variety of choices rare for an investor, it is a great value in its own right.

A recent loan opportunity listed on the Ignite Funding website was an offering of a First Trust Deed collateralized by 26 one-acre residential lots. The lots are described as being located in the second and third phase of a subdivision in North Las Vegas. The offer was for a six-month term and an annualized return of 11% on a \$100,000 investment.

Risk versus reward revisited

So the crux of the investor question is: Are the risks in investing in a First Trust Deed from Ignite Funding in proportion to the double-digit reward?

The answer is: **Are banks safe?**

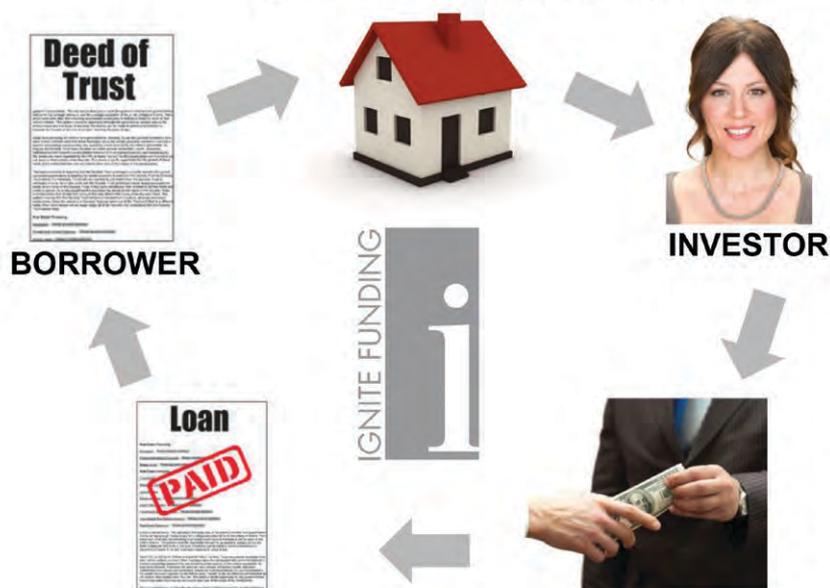
"In today's uncertain financial state, our clients value the control to act as a bank while diversifying their portfolio," says Ms. Cook. "Through this empowerment model and the scrutiny placed on us by regulatory oversight, mid-sized builders are provided the ability to borrow necessary funds to have a positive impact on their local communities," Cook said.

Knowledgeable financial advisors are perhaps in the best position to evaluate risk and reward comparisons and address some of the misconceptions, too.

Financial Advisor Guy Baker, who is the managing director of Wealth Teams Solutions, an asset management firm, in Irvine CA, supplied this observation.

"The fact that Ignite Funding is lending when banks aren't isn't a reflection of any sort of recklessness. I find Ignite Funding to be a lender with a specialty market that it services quite successfully.

TRUST DEED INVESTMENT



Depending on my client needs and their years until retirement, I recommend it and I have Ignite Funding loans in my own portfolio. Many clients find they can also use their retirement IRA funds to integrate real estate investments without adjusting their strategies."

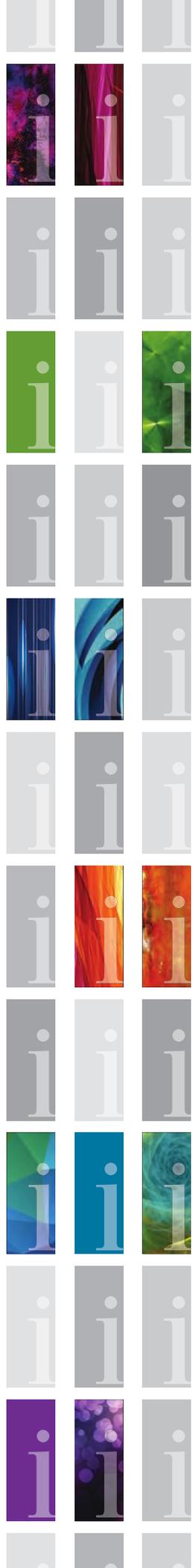
"Ignite has created an opportunity for investors to act as a bank."

Misconceptions invariably arise when new instruments appear after a market correction. But the facts are that Ignite Funding has provided \$240 million in acquisition, development and construction funding. During that time its investors have received in excess of \$75 million in interest payments, on an average distribution yield of 10.94%, that is paid monthly.

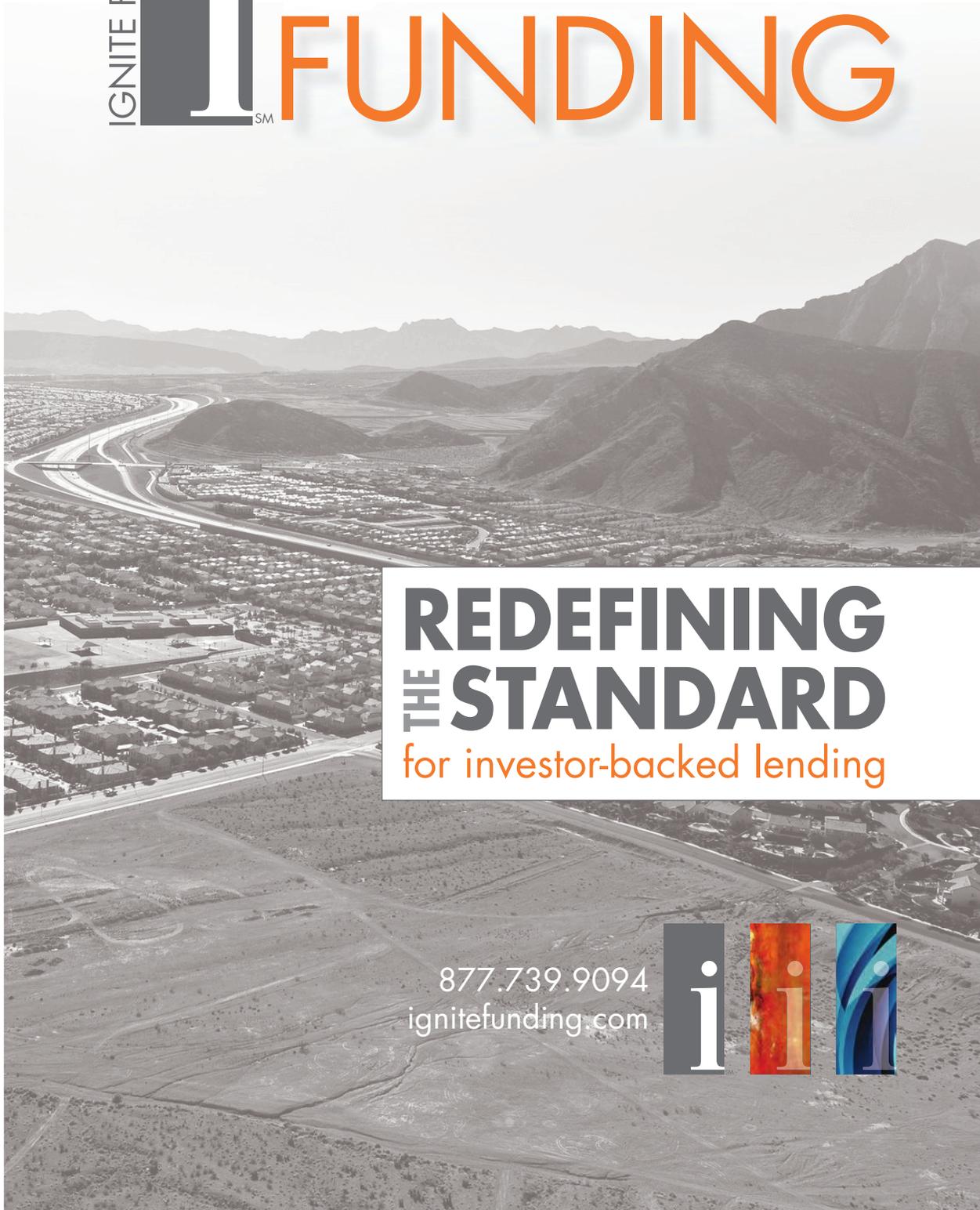
Whether crowdfunding real estate should be part of your portfolio, or if you are ready to be the bank, can be determined only through due diligence. Ignite Funding facilitates the process, with the full disclosure it provides on the ignitefunding.com website, including the current loans available to investors, as well as its unique business model.

Take the time to investigate for yourself. Research and patience are the key elements of every portfolio.

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IGNITE FUNDING



**REDEFINING
THE STANDARD**
for investor-backed lending

877.739.9094
ignitefunding.com



WHO WE ARE

Founded in 1995 and rebranded in 2011, Ignite Funding strives to be the standard of excellence for Investor backed lending. Our lending model has evolved with the changing real estate landscape. From humble beginnings providing traditional residential lending services to first time home buyers, to exclusively supporting homebuilders and developers, we provide the essential capital needed to expand communities one house or piece of land at a time. As a non-depository credit institution we are well respected throughout the Southwest as a reliable resource for short-term lending and a proven resource for connecting bankable borrowers with sophisticated Investors to ignite returns. Management of all processes is done by a team of qualified professionals at Ignite Funding, providing constant oversight and measurement. Our strict underwriting processes in evaluating our loans provide the diversification, variety and reduced-risk our investors seek. When banks are not lending, Ignite Funding is and Americans are benefiting from the real estate investment opportunities.

STATISTICS



\$250 Million Funded



\$17 Million in Interest Paid to Investors



7 state lending region



9%-11% average annualized interest rate



\$65 Million under servicing



8 month average loan period

*Since 2011



WHAT IS BEING SAID

“If you're looking to capitalize on real estate but don't want any of the hassle of being a landlord, trust deeds through Ignite Funding is the ideal option for investors looking to diversify their portfolios.”

“I have been so impressed with Ignite's professionalism and potential returns, I have already started talking to a co-worker about Ignite Funding and the advantages of working with you.”

“We've invested in 8 loans with Ignite over the last year and our interest is sent to our IRAs like clockwork every single month. We couldn't be more pleased.”



WHAT WE DO

Ignite Funding offers crowdfunding real estate backed by collateral. You are the bank, earning monthly income from the use of your investment dollars with the security of the real estate backing the project. As a licensed mortgage broker, we provide Investors with diversification of their investment portfolio in Deeds of Trust integrating an easy, turn-key way to benefit from the advantages of real estate investing.



Diversification – Ignite Funding values diversification allowing Investors to choose projects that differ by loan type (acquisition, development, construction), length of investment period (6-24 month term options), area of investment (projects in 7 states) and through a variety of investing methods (cash, trusts, IRAs, LLC etc.).



Returns – Our returns range from 9%-11% depending on the project scope. Investors do not pay any fees to invest and receive monthly interest payments. Once meeting minimum suitability standards, Investors can choose the right investment for them. Start investing for \$10,000.



Security – A Trust Deed Investment is a Promissory Note secured by a Deed of Trust recorded on real property. Our borrowers execute a promissory note payable to you, the investor with the intent to pay a specific interest rate on the loaned money plus repayment of the principal amount within a specified time-frame. Investors are recorded as multi-beneficiaries to the property in the event of a default providing a moderate risk factor. In a default scenario you have first lien position ownership on the property.

THE INVESTMENT PROCESS

STEP ONE

Borrower seeks financing from Ignite.



STEP TWO

Ignite evaluates and conducts an underwriting review and upon approval, originates the loan to be offered to Investors.





Accessibility – Our Investors have access to their current investments, monthly statements and new project details 24/7 online. Ignite Funding provides an abundance of resources online and through our social media presence to keep you informed and up-to-date. Bookmark our website for the latest and greatest!



Transparency – With each investment comes risk, Trust Deeds are no exception however Ignite Funding has established a successful record for managing default scenarios, when needed. Actively working on behalf of the Investors and communicating all steps along the way with the intent to return investment capital. Effective processes, procedures and 100% transparency provides us an advantage over most.



All-inclusive Services – Our customer loan services do not stop after you place money on an investment at Ignite Funding, after the investment has recorded, our Servicing Department stays in constant communication regarding the following: processing monthly interest payments, paydowns, and loan payoffs.



STEP THREE

Investor chooses from loans available at Ignite.



STEP FOUR

Investor lends funds, representing a percentage of the total loan on the property.



An Investor's lending percentage equals the Investor's principal balance divided by the total loan balance.

STEP FIVE

A Deed of Trust is recorded listing the Investor(s) and their percentage of ownership in the property.



LENDING AREAS



IGNITE FUNDING **i**

FUNDING

ORS

LAND ACQUISITION, DEVELOPMENT AND
ROUGHOUT THE SOUTHWEST SINCE 2011.

LOANS FUNDING THIS MONTH

GET THE 411 ON IGNITE FUNDING

November 2015

CLICK HERE

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

DIVERSIFY WITH US



WAYS TO INVEST

Start investing today, projects are available and fund weekly!
Invest using one of the following ways, monthly returns are directed where you choose:

- Cash Account** – individual or joint tenant
- IRA Accounts** – Traditional, Roth, SEP or SIMPLE
- Corporation, Partnership or LLC**
- Trusts**
- Pension Plans**
- Registered Independent Advisor Managed Accounts**

STEP SIX

Investor receives monthly interest payments throughout the duration of the loan per specific loan terms.



STEP SEVEN

Upon repayment of the loan by the Borrower, Investor receives principal payoff in full.



*If an investment is impacted by Borrower default, Ignite employs a team of professionals to coordinate the resolution of your asset.

STEP EIGHT

Borrower or subsequent purchaser is granted Title to the property when the loan is repaid.



IGNITE FUNDING



CONTACT US

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IGNITEFUNDING.COM



SEEKING FUNDING?

We provide a reliable lending solution for short-term capital needed to launch, develop or conclude a building project between \$500,000 and \$20 million in scope per loan:

- Interest rates start at 8% annually
- Personal guarantor on most loans
- Loan-to-value ratio cap of 75%

Visit www.IgniteFunding.com/lending-criteria to submit your project scope.

*As with all types of investments there are inherent risks when investing in Trust Deeds. Money invested through a mortgage broker is not guaranteed to earn any interest or return and is not insured. Before investing, investors will be provided applicable disclosures. Past performance does not guarantee future results or success. Ignite Funding requires a \$10,000 minimum investment. Ignite Funding recommends that investors meet minimum suitability standards to ensure that the investor's financial conditions and investment goals warrant the risk of the investment. Ignite Funding | 6750 Via Austi Pkwy., Suite 230 Las Vegas NV, 89119 | P 702.739.9053 | 877.739.9094 | Nevada Mortgage Broker License #311 | California Finance Lender #603J286.



ABOUT

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HISTORY

Founded in 1995, Ignite Funding is a licensed Broker, providing real estate investors the highest quality “turn-key” real estate investment opportunities in the Southwest.

At Ignite, we have two general missions in mind on behalf of our investors: preservation of capital and regular monthly income generation. To accomplish this, our real estate loans are underwritten through rigorous examination, research, and analysis before being offered to our investors.

SERVICES & BENEFITS FOR INVESTORS

Portfolio Diversification – Adding real estate to an investment portfolio can lead to increased returns. Income generated from these investments can range from 9 to 12% annually, paid out to the investor monthly.

Built-In-Equity – Real estate loan amounts on properties can range from 50% to 75% of the property’s current value. Values are determined by our team of highly-qualified underwriters who evaluate Broker Price Opinions (BPOs), comparable sales prices, independent appraisals, and numerous additional factors to measure whether the investment is worthy of being offered to our investor base.

Flexibility – Our real estate investments start at \$10,000, and are eligible for investment by self-directed IRAs. Investors can also choose to invest funds through individual or joint personal accounts, trusts, pension plans, and LLCs.

Short Terms – Our real estate loan terms vary, with timeframes ranging from 6 to 24 months, with no pre-payment penalties assessed to the borrowers.

Personalized Attention Backed by Industry Experience – We have grown to where we are today through the ongoing commitment and respect from our clients who have referred colleagues, friends, and family members to Ignite. We look forward to the opportunity to earn your business through our “client-first” service approach.

UNDERWRITING & ASSET MANAGEMENT STRENGTH

The Ignite underwriting team exhibits a diverse, yet concentrated breadth of experience within the real estate investment and asset management sector. Each proposed project that seeks funding is carefully analyzed based on a number of valuation methodologies, including the marketability and resale potential should the property be taken back through foreclosure.

Collectively, the portfolio management team has overseen more than \$670 million in real estate projects, more than 11 million square feet of office, retail and industrial space, 200 thousand acres of land, and the development and sale of more than 1,000 single family residential lots. Key industry relationships with nationwide builders and financial institutions helps influence the quality pipeline of projects seeking funding that the Ignite team evaluates.

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INVESTMENT PROGRAM

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INVESTMENT PROGRAM SUMMARY

Ignite Funding provides qualified homebuilders and real estate developers with a streamlined and reliable source of short-term debt financing for land acquisitions, development, and construction of residential and commercial properties throughout the Southwest. Our teams' ability to originate, underwrite, process and fund loans with extreme efficiency and precision is the key to maintaining a strategic edge over traditional banks and lending institutions.

Since 2011, Ignite Funding has been offering registered investment advisors and individual investors direct access to "turn-key" real estate investments by matching qualified borrowers with sophisticated investors seeking capital preservation, transparency, diversification, and consistent monthly income. Our investment program was designed as an open-architecture platform to ensure that each of our clients has the flexibility and independence to choose where and how their capital is allocated.

INVESTMENT PROGRAM HIGHLIGHTS

- Collateralized first trust deeds
- 10% to 12% annualized returns
- \$10,000 minimum investment
- Interest income is paid monthly
- Zero default rate no foreclosures 2011 - 2014
- 8 month average loan duration
- Over \$200 million funded from 2011 - 2014
- Loans range from \$250k - \$5mm

Lending Region
Southwest United States



Ignite Funding

702.739.9053

info@ignitefunding.com

www.ignitefunding.com

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Lending Process

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STEP ONE

Borrower seeks financing from Ignite.



STEP TWO

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STEP THREE

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STEP FOUR

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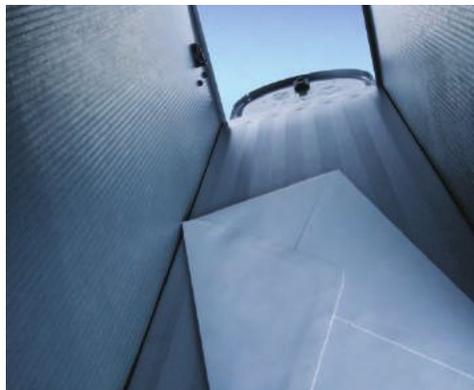
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STEP SIX

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STEP SEVEN

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STEP EIGHT

Borrower or subsequent purchaser is granted Title to the property when the loan is repaid.



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LENDING SOLUTIONS FOR QUALITY REAL ESTATE

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IGNITEFUNDING.COM



At Ignite Funding we provide builders and developers with reliable funding solutions for land acquisition, development, and construction projects. In today's market our philosophy is clear: it's a buyer's market... and we are lending to help you take advantage of it.

You need a **lender** who thinks like a **developer**. We understand the details and challenges involved with property development and can quickly sort through the clutter of questionable loan requests to focus on the best opportunities.

We have the resources and experience you and your clients need to quickly fund quality real estate projects.

- Acquisition of distressed assets from regional banks, the FDIC, and other lenders
- Residential or Commercial
- Acquisition & Refinancing
- Development & Construction
- Bridge Loans & Income-Producing Properties

LENDING CRITERIA

Loan Amounts

- Acquisition - up to 65% of appraised/acquisition value
- Land - up to 60%
- Development - up to 70%
- Construction - up to 75%
- Completed Projects - up to 75%

Terms

- Flexible 6 - 24 months
- No prepayment penalties
- Interest reserve or pay-current available
- Non-recourse available
- Rates from 8% annually
- Origination fees vary from 2% - 6% of the loan amount and may be built into the loan

Loan Size

- We fund loans from \$500,000 up to \$5 million

Location

- Primarily in the western states. We are currently accepting funding requests for quality collateral in: Arizona, California, Colorado, Idaho, Montana, Nevada, New Mexico, Oregon, Texas, Utah and Wyoming.

For more information on how you can access the capital you need for your real estate project, visit www.ignitefunding.com or contact us at NewLoanRequest@ignitefunding.com.

PORTFOLIO ALLOCATION

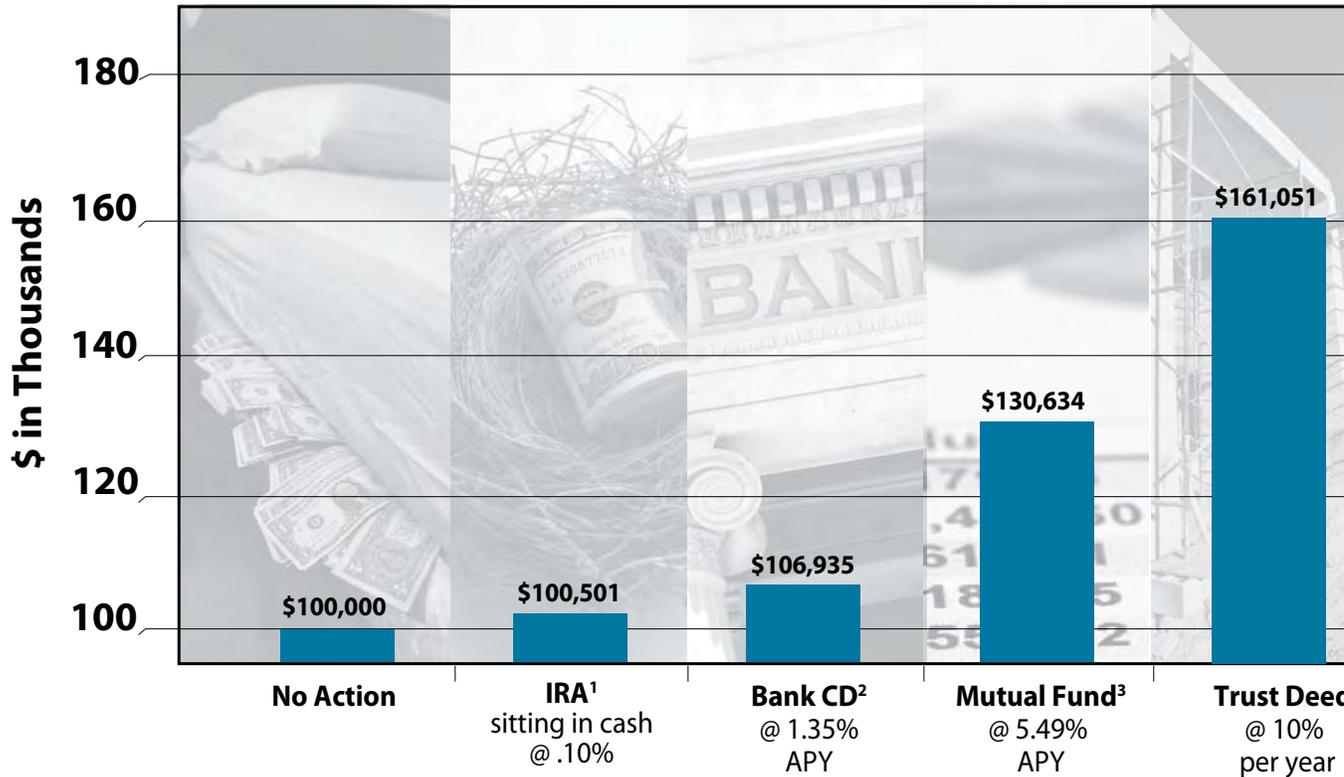
What is best for you?

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Depending on your investing time horizon and risk tolerance, where you invest your money can make your financial future.

Diversification is essential to any investment strategy.

In each example below, if you invested \$100,000 over 5 years with annual compounding in each of these the results vary significantly based on the potential performance.



¹ TD Ameritrade.com, TD Bank, FDIC insured deposit; ²Bank of America.com, High Yield CD; ³Fidelity.com, Fidelity US, Bond Index; ⁴Ignitefunding.com, Trust Deeds

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OUR BORROWERS

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IGNITE FUNDING



HENRY WALKER HOMES, LLC

Henry Walker Homes was founded in October 2009, by principals that have been in the home building industry with a combined 50 years of experience. In its first year of business, Henry Walker Homes demonstrated unparalleled success by processing 42 building permits, equaling \$9.75 million in value, making the company the fastest growing builder in the state of Utah. In 2010, Henry Walker Homes was honored by the Davis Chamber of Commerce as the "Business of the Year" for company growth, business vision, and outlook for the future. In 2011, Henry Walker was honored by the Best of State Awards Program as "Best of State 2011" under the construction residential category. Ranked as one of the top five single-family homebuilders in Utah, Henry Walker Homes currently has 15 communities in development, and over 500 lots throughout Utah.

Related Links

<http://www.henrywalkerhomes.com/>

HARMONY HOMES, LLC

Harmony Homes is a homebuilder based in Southern Nevada founded by principals with over two decades of builder/developer experience. The Harmony Homes group of companies is privately owned. Harmony Homes delivers several hundred new homes a year in the Las Vegas, Nevada market and is currently launching new residential developments in Dallas, Texas and Southern California.

Harmony Choice is a subsidiary that specializes in acquiring, renovating, and selling distressed homes in Las Vegas. Over the past 18 month, Harmony Choice has acquired, renovated, and sold over 150 properties.

Related Links

<http://www.harmonyhomes.com/>

<http://www.harmonynewsnow.com/>

<http://harmonychoice.com/>

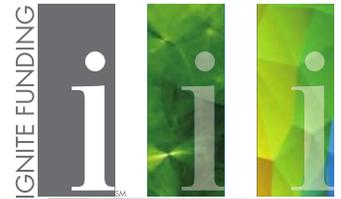
RMB, REAL ESTATE, LLC

RMB Real Estate, LLC was founded in 2011, by members with over 20 years of real estate financing, acquisition, and development experience. From this experience, RMB has fostered relationships throughout the years with numerous local and national homebuilders seeking to acquire land at deeply discounted prices. Primarily focusing in Southern Nevada, RMB is strategically acquiring land with a patient approach to market recovery.

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Default Guidebook

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If your investment with Ignite Funding (Ignite) has been impacted as a result of a Borrower default or market effects, it is important for you to fully understand your roles, rights and responsibilities as Lenders and Property Owners, as well as Ignite's roles as Loan Servicing Agent, Default Coordinator, Asset Manager and Resolution Coordinator. We hope this information will be a valuable tool in assisting you in gaining a greater understanding of default processes and expenses, as well as the services Ignite provides to assist you in managing your assets.

Ignite is a Loan Origination and Servicing Agent

Ignite brings Borrowers and Investors together in a lending environment.

IGNITE | LOAN ORIGINATOR

- Underwrites loan
- Coordinates completion, receipt, and recording of required loan documentation with Borrower, Lender(s) and Title company
- Sends verification to Investors

Ignite's loan portfolio includes a mixture of vacant land, development, construction and equity loans.

Principal Investment Funds Loan

INVESTOR

Receives Interest Payments
Principal Reduction (if applicable)
Loan Payoff

Deed of Trust

A legal document recorded on the property

OWNER: the Borrower | LENDER: the Investor(s)

Receives loan proceeds in exchange for Note/promise to pay

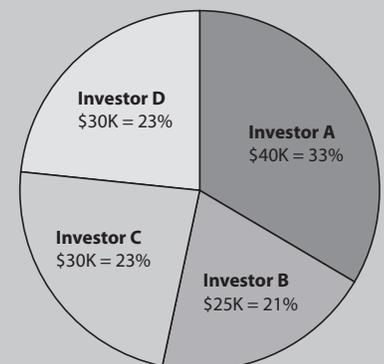
BORROWER

Makes Interest Payments
Principal Reduction (if applicable)
Loan Payoff

IGNITE | LOAN SERVICER

- Processes Borrower payments and subsequent Investor interest payments
- Generates monthly Investor Account Statements
- Processes and records Assignments of Beneficial Interest
- Manages Borrower and Investor account information
- Fields Investor inquiries
- Prepares year-end 1099s

Investor Property Lending Percentages*



(example = \$125,000 loan)
*An Investor's lending percentage equals the Investor's principal balance divided by the total loan balance.

THE STANDARD INVESTOR LENDING PROCESS IS AS FOLLOWS:

1. Investor selects a loan to participate in.
2. Investor loans a dollar amount, representing a percentage of the total loan on the property. Investors and their beneficial interests (investment amount / total loan amount) are listed on the Exhibit A of the recorded Deed of Trust.
3. Investor receives interest payments throughout the duration of the loan per the specific loan terms.
4. Upon repayment of the loan by the Borrower, Investor receives principal payoff in full.
5. Borrower or subsequent purchaser is granted Title to the property when the loan is repaid.
6. Ignite provides Investors with required tax reporting information.

Ignite is a Default Coordinator

A loan is categorized as being “in Default” when a Borrower fails to make a scheduled interest payment within the payment’s grace period (10 days following payment due date). Ignite contacts the Borrower to determine the timing of the outstanding payment and a reasonable explanation for the lack of payment.

Once the loan becomes 90 days past due, it is added to Ignite’s Loan Resolution Department portfolio management system. Investors will begin to receive communication regarding the loan/property status. With the Investors’ best interests in mind, during this period Ignite attempts to keep communication open with all parties and evaluate the best possible courses of action.

INVESTOR COMMUNICATION

The Loan Resolution Department prepares letters deployed via email to Investors regarding the status of the loan and the Borrower’s current financial position with respect to future payments.

Investors receive status updates via:

- Monthly Investor Account Statements
- Ignite’s loan web-based communication platform (<http://www.ignitefunding.com>)
- Specific letter communication (when applicable)

BORROWER COMMUNICATION / NEGOTIATION

Ignite works with the Borrower to determine feasible workout plan proposals for Investor review and ballot vote.

INVESTOR PROPOSAL FOR DEFAULT PROCEEDINGS

Ignite, via email/letter communication to Investors, will present the most viable Investor options from the adjacent list for Investor consideration and ballot vote.

The weight of your ballot vote is your remaining principal balance divided by the total remaining principal balance on the property. Majority ballot decision on how to proceed on the property is based on the 51% loan balance majority vote.

IMPLEMENTATION OF INVESTOR DECISION

Ignite takes action on the property as directed by the Investors per the majority ballot decision.

- Coordinates with Title to record a Notice of Default or Deed in Lieu
- Coordinates with the Borrower on the modification of the loan
- Sends communication to Investors regarding progress/status
- If foreclosure action is taken, continues to negotiate with Borrower for a workout strategy
- Coordinates with legal counsel regarding Borrower bankruptcy, litigation, etc.

WHAT ARE INVESTOR OPTIONS AT THE TIME OF BORROWER DEFAULT?

Loan Modification of loan terms (maturity date, reduced interest payments, etc.).

Loan Forbearance Investors hold off on starting foreclosure proceedings, and allow Borrower payments to be suspended for a designated period of time. Interest may or may not accrue during this period per Investor approved Forbearance Agreement terms.

Foreclosure Proceedings to pursue Investor ownership of the property.

- When a Notice of Default is recorded on the property, the Borrower is given a specific “cure period” (typically 90 or 120 days based upon the state in which the property is located) during which to make payments current and/or pay off the balance owed on the property.
- The Borrower has until the Trustee’s Sale Date (the foreclosure date) to cure the debt or the Borrower’s claim to the property will be eliminated.
- At the conclusion of the cure period, advertising is posted as “public record” for a four week publication period.
- A trustee auction is the final step prior to taking ownership of the foreclosed property. Transfer taxes are due at this time.
- Upon transfer of ownership to Investors the property can be marketed for sale.
- The Borrower may file for Bankruptcy protection in an attempt to stall or prevent foreclosure on the property.
- There are direct costs associated with completing foreclosure on the property including recording costs, property transfer taxes, etc.

Deed in Lieu of Foreclosure may be executed with the Borrower for Investors to obtain immediate property ownership.

- This process forgoes the 90-120 day foreclosure process allowing immediate transfer of ownership to Investors.
- Deed in Lieu often requires Investors to release the Borrower and the Guarantor(s) from their obligations under the Note, and possibly other loan documents including the Guaranty.
- Ignite may market the property for sale immediately (upon property ownership transfer).
- There are direct costs associated with recording a Deed in Lieu including recording costs, property transfer taxes, etc.
- Investors avoid many of the costs tied to pursuing property ownership through foreclosure.
- Deed in Lieu is only considered when there is clean title with no liens on the property.

No action against the Borrower on the property.

- Ignite will continue negotiations with the Borrower to attempt to identify a feasible workout plan for the property.



Bankruptcy

At any time during the default process the Borrower has the legal right to declare bankruptcy. The bankruptcy action puts the property into an automatic stay preventing the property from being transferred or sold. Automatic stays are injunctions that prevent most forms of debt collection. They go into effect immediately upon filing for bankruptcy. Ignite then, on behalf of investors, retains legal counsel and begins legal proceedings to obtain a lift stay to remove the property from the bankruptcy injunction. The lift stay process generally takes 30 to 60 days, as it requires a notice to be filed and a hearing before a judge. The presiding judge may rule in one of two ways; rule in favor of the Lender(s) and lift the property from the bankruptcy, thus allowing Ignite Funding to proceed with the foreclosure, or grant the Borrower additional time to sell the property, thus allowing the protective action of the bankruptcy by the Borrower.

WHAT ARE THE STEPS IN THE BANKRUPTCY PROCESS?

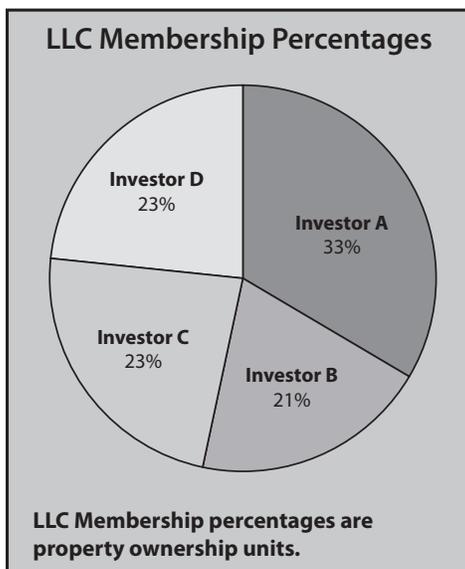
Bankruptcy Invoked

Automatic Stay Executed

Lift Stay Proceedings

Ignite is an Asset Manager

Upon completed foreclosure or execution of a Deed in Lieu of Foreclosure on the property, Investors transition from lenders to owners of an asset: the property.



To facilitate property ownership, a special purpose entity (a Limited Liability Company—LLC) is created by Ignite and is recorded on title as the owner of the property. The LLC name is then referenced on monthly Investor Account Statements in place of the original loan/Borrower name. Ignite is not the property owner; however, its role as Manager is to manage the property including maintenance, expense management, and individual property concerns on behalf of you, the Investor. Ignite is not a shareholder in the LLC, but is the Manager of the LLC. Investors are represented as Members of this LLC and the LLC's Operating Agreement details the Investor membership/ownership percentages. The LLC has one asset: the property.

Ignite, as Asset Manager, coordinates the following on behalf of Investors as Members/property owners:

- Special Purpose Entity creation and management (drafts Operating Agreement, applies for and maintains Articles of Organization for LLC, etc.)
- Bill payment and collection
- Coordination of ownership responsibilities
- Physical property oversight (dust management, fencing, security, landscaping)
- Bond management
- Site inspections
- Property sale or joint venture opportunity negotiation
- Initiation/management of Investor communication of property status
- Management of liens on property and other title issues
- Representation through legal proceedings regarding Borrower litigation and/or liens
- Preparation of annual K-1's for investor tax reporting purposes

At the time of foreclosure, Investors' loan participation percentages transform into ownership percentages. As a property owner, the value of your ownership percentage is now tied to the market value of the property rather than the original principal balance of your investment. In other words, the property is only worth what a legitimate buyer is willing to pay for it.

Option to remove Ignite as Manager

A Manager must be on record for the Investor Special Purpose Entity LLC. While Ignite offers this service on REO properties, Investors have the option to elect an alternate Manager such as a law firm or property management group or representative to manage your property. Should Investors seek to elect a new Manager, the name and credentials of the proposed Manager must be sent to Ignite to present to Investors for ballot vote. A 51% majority Investor ballot vote must be obtained in order to initiate the removal of Ignite as the property's Manager. Upon majority ballot decision to elect a new Manager and reimbursement of outstanding fees and expenses owed to Ignite, Ignite will transfer servicing/management responsibilities to the individual or entity appointed as the replacement Manager.

Default Expenses

The default process can be overwhelming for Investors that have never taken property back through foreclosure. When a Borrower defaults on a loan, and the Investor(s) request Ignite Funding to take protective action there are intrinsic costs associated with the foreclosure process. These costs are the responsibility of the Investor(s) of the property.

At its discretion, Ignite Funding may front the cost up to 1% of the loan amount. These expenses would be reimbursed to Ignite Funding, upon the sale of the property. If Ignite Funding elects not to front the expenses or the expenses are in excess of 1% of the loan amount, Ignite Funding will request a capital call from the Investor(s) to complete the foreclosure process. Should an Investor not be able to meet the requirements of a capital call, Ignite Funding will present the Investor(s) with the option of borrowing the funds from Ignite Funding at an accrued interest rate to be paid back upon the sale of the property.

Immediate costs to transfer ownership from the Borrower to Investors include:

- Recording fees
- Document fees
- Transfer taxes
- LLC Setup fees (Articles of Organization; Initial List of Members)
- Back taxes owed
- Back property assessments owed
- Title costs
- Filing fees
- Service of process fees
- Mailing costs
- Sheriff's fees
- Publishing and posting costs (advertising)
- Attorney Fees

PROPERTY OWNERSHIP HAS DIRECT COSTS, RESPONSIBILITIES AND LIABILITIES.

In our experience, fees and expenses for a Real Estate Owned property (REO) generally total 5% of the original principal balance for the first year, and approximately 2.5% per year thereafter. The condition of the property and its obligations can dramatically impact the immediate and ongoing liabilities and costs of ownership.

Immediate liabilities to Investors as property owners include:

- Property Insurance
- Property Taxes
- HOA (Home Owners Association) Dues
- LID and SID Expenses (Local and Special Improvement Districts—Municipality improvements such as street pavement, curbs and gutters, sidewalks, streetlights, driveways, sewer and water facilities, etc.)
- Pollution permit management and expenses (state and EPA Stormwater Pollution Prevention Plan compliance, dust control requirements, etc.)
- Property Management Fees

Ignite is a Resolution Coordinator

While Investors have taken on additional decision roles and responsibilities as a result of borrower default or market effects on their Ignite investment, Ignite has also taken on new roles and performs new functions in order to properly manage and coordinate aspects of property resolution on behalf of Investors. Ignite's Loan Resolution Department provides the dedicated resources required to service and work through Investors' REO portfolio assets.

In conjunction with property maintenance functions performed as Asset Manager, Ignite coordinates the following in an effort to identify a feasible resolution for your property:

- Property marketing and listing agent agreements
- Solicitation of developer and/or builders as potential joint venture partners
- Property sale or joint venture negotiation
- Investor property update and proposal communications

Investors as LLC members determine property outcome based upon 51% majority Investor ballot vote. Investors decide whether to sell the property under the proposed terms or to reject the offer in anticipation of more favorable resolution terms.



Your Complete Guide to Becoming a Trust Deed Investor

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Las Vegas, NV 89119
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**CONTACT YOUR INVESTMENT AGENT
AT 702.739.9053 OR TOLL FREE AT 877.739.9094**

As an Investor, you may have questions about the process of investing with Ignite Funding (Ignite), beginning with the paperwork necessary to open an account through the servicing of your Trust Deed by the Ignite Loan Servicing Department. Your primary contact for investment selection will be an Ignite Investment Agent. Ignite takes pride in setting high standards for documentation and due diligence, which results in a more extensive paperwork process than some other investment companies. However, we believe in the added due diligence as part of our philosophy to be thorough and always keep the best interest of our Investors in mind.

BECOMING AN INVESTOR

Upon expressed interest in Trust Deed investments, each Investor or investing entity is required to meet suitability standards and complete a Ignite Investor Account Form, Investor's Acknowledgment of Understanding, and Disbursement Disclosure form. Each Investor must also provide a copy of a valid government-issued photo identification (i.e., drivers license, state-issued identification, or passport). Trusts and Partnerships may be required to provide additional supporting entity documentation. Cash, Trust and Corporate accounts are also required to complete a Disbursement of Monthly Interest Payments Form, W-9, and provide applicable entity/documentation trust. For your convenience, a document checklist has been provided in your Ignite Investor Kit.

SELECTING AN INVESTMENT

Investors should have a choice when selecting Trust Deed investments. This is why Ignite underwrites loans with the Investor in mind. Investors have the opportunity to select loans backed by real property in the categories of land acquisition, development, and construction for both residential and commercial properties. Please inform your Ignite Investment Agent of your specific investment parameters so that we may better serve you.

DOCUMENTATION REQUIRED ONCE INVESTMENT IS SELECTED

Upon selecting an investment that meets your requirements, Investor loan documentation will be originated for the specific loan requested. Investor loan authorization and disclosure forms are required by the Nevada Department of Business and Industry Division of Mortgage Lending. You can receive your documentation by mail, email, or E-sign based on the preference selected on your Investor Account Form. Each investment will require the following documentation:

Information Sharing Disclosure –

A mortgage broker provides to each investor a form which allows the investor to choose one of three information sharing options.

Special Power of Attorney -

Investor must review and sign before a Notary Public. The investor allows Ignite Funding special Power of Attorney applicable only to servicing the above referenced loan. Limitations are specifically listed and will be applicable for the duration of loan servicing.

Loan Servicing Agreement -

Investor must review, initial and sign. The investor allows Ignite Funding to act as the servicing agent on behalf of the lender on the subject property for the duration of the loan term.

Mortgage Investment Disclosure -

Investor must review, initial and sign. This document provides a loan summary and discloses the risks and potential cost involved with trust deed investments, as well as your rights as an investor. A signed and dated copy is provided for your records.

Mortgage Broker Disclosure -

Investor must review, mark where applicable, initial each page and sign. This document provides information relating to the property you are investing in, certain financial requirements relating to you as an investor, as well as Ignite Funding as it pertains to being a Mortgage Broker. It also includes disclosure of your obtainment of certain documents as it relates to this investment.

Additional Mortgage Investment Disclosures -

Investor must review, initial and sign. This disclosure reiterates the provisions as stated in the previous disclosures therein.

Additional documentation may be required based upon individual loan requirements.

FUNDS

For **Cash, Trust and Corporate Accounts** Investors may wire funds or send a check payable to Ignite Funding on or before the date the loan is scheduled to fund. Checks should be mailed to Ignite Funding, 6750 Via Austi Pkwy., Suite 230, Las Vegas, NV 89119, or mailed with the above mentioned documents. Wiring instructions will be provided to you upon request.

If you are **investing with an IRA**, your Investment Agent will correspond with the Custodian/Administrator to determine the required documentation needed, which will accompany your loan documentation to allow Ignite to request funds on your behalf.

RECORDING THE LOAN

Once Borrower loan documents are drawn up, they are sent to the title company for execution. The title company then sends the Deed of Trust that identifies each Investor and the amount invested to the County Recorder's Office to be recorded as public record. The title company then sends Ignite the executed Deed of Trust, Promissory Note, Title Insurance and additional internal loan documents. Each Investor will receive a recorded copy of the Deed of Trust, Promissory Note, Title Insurance and Borrowing Entity insurance policy from Ignite.

SERVICING YOUR INVESTMENT PAYMENTS

Once the loan has recorded, the Ignite Loan Servicing Department will provide each Investor with superior service to process monthly interest payments and account statements, investment payoffs and address any payment-related question you may have about your investment. Your Investment Agent will contact you regarding investment payoffs and investment opportunities as they are available.

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NEW ACCOUNT CHECKLIST

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Please execute and return the following items to Ignite Funding:

CASH INDIVIDUAL, TRUST, JOINT TENANT, PENSION and UTMA/UGMA ACCOUNT

- Investor Account Form
- Investor's Acknowledgment of Understanding
- Disbursement of Monthly Interest Payments
- Disbursement Disclosure
- W-9 Form
- Copy of a Valid Government Issued Photo Identification
 - Drivers License
 - State Issued Identification or
 - Passport
- Pre-Consent E-Sign Authorization Disclosure (optional)



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Internal Use Only

IF Client Account #

Client Source ID

BDE/IA Name

INVESTOR ACCOUNT FORM

SECTION 1 | Type of Account

Individual
 Joint Tenants
 Trust
 Pension
 UTMA / UGMA
 Other

Vesting (Ownership Title)

Vesting (Ownership Title) will be completed by Ignite Funding. Your Vesting Name will be defined on all investment documentation.

REQUIRED DOCUMENTATION FOR TRUST ACCOUNTS

- Trusts:**
- Trust Agreement
 - Specific information required in lieu of sending entire trust document:
 - Legal name and date of the trust
 - Name(s) of the Trustee(s)
 - Name(s) of the Successor Trustee(s)
 - Power or authority of the Trustee(s) to invest assets of the Trust
 - Submitted documentation must include the signature page of the Trust with the Notary
 - Tax Identification Number (in many cases is the social security number of the primary Trustee)
 - Acceptable Identification for all signers

SECTION 2 | Primary Account Owner Information

Mr.
 Mrs.
 Ms.
 Dr.

Name SSN/TIN

Address (No P.O. Box) DOB

City State Zip Code

Home Phone E-mail Address

Employer (if not employed, indicate if retired, student, etc.)

Title/Occupation Business Phone

Marital Status
 Single
 Married
 Divorced
 Separated
 Widowed
 Number of Dependents

Citizenship
 US Citizen
 Resident Alien
 Non-Resident Alien of

Country of Citizenship Country of Legal Residence (if different than mailing address)

If Other than a US Citizen Country of Issuance
Passport #, Alien #, or Government ID #

SECTION 3 | Joint Account Owner (if applicable)

Mr. Mrs. Ms. Dr.

Name SSN/TIN

Address DOB

City State Zip Code

Home Phone E-mail Address

Employer (If not employed indicate if retired, student, etc.)

Title/Occupation Business Phone

Marital Status Single Married Divorced Separated Widowed Number of Dependents

Citizenship US Citizen Resident Alien Non-Resident Alien of

Country of Citizenship Country of Legal Residence (if different than mailing address)

If Other than a US Citizen Country of Issuance
Passport #, Alien #, or Government ID #

SECTION 4 | For Trust, Estate or Conservatorship Accounts

Trust Estate Conservatorship

Name of Trust

Name(s) of Trustee, Executor, or Conservator

Name(s) of Successor Trustee

Trust Date

INTERNAL USE ONLY

Type of Government Issued ID Presented **Primary** ID # Expiration Date

Type of Government Issued ID Presented **Joint** ID # Expiration Date

OFAC Completed on **Trust** Yes No OFAC Completed on **Primary AO** Yes No OFAC Completed on **Joint AO** Yes No

SECTION 5 | Client Relationship Questions

Are you related to an employee at Ignite Funding?

No Yes

If yes, Name

Relationship

SECTION 6 | Suitability Requirements

Pursuant to NRS 645B, investors must meet minimum financial requirements in order to invest in a mortgage loan.

Before an investor may invest in any mortgage loan, the investor must verify that he meets one or more of the following financial requirements:

- **The investor's net worth is more than \$250,000.00, excluding any equity in any real property used as the primary residence at the time of the investment;** or
- **The investor's net income was more than \$70,000.00 for each of the previous 2 tax years and there is a reasonable expectation of attaining or exceeding the same income for the current year.**

The investor must also verify that the total investments in mortgage loans transacted by a mortgage broker or mortgage agent are not valued at more than 50% of the investor's net worth or net annual income.

By my/our initials below, I/we agree and acknowledge that I/we meet the minimum financial requirements in order to invest in a mortgage loan.

Primary Account Owner or Trustee Initials

Joint Account Owner or Trustee Initials

SECTION 7 | Acknowledgement

I/We acknowledge receiving a copy of this Investor Account Form and I/we have had the opportunity to read it and understand it. Furthermore, I/we acknowledge that I/we have read all of the information on this Investor Account Form, have reviewed the terms and conditions of this agreement including all information contained in this Investor Account Form, and do hereby verify that all of the information provided is true and correct and may be relied upon by Ignite Funding for any purposes related hereto. Further, I/we do hereby indemnify Ignite Funding, their officers, directors, shareholders, agents, employees, attorneys, insurers, insured, successors, heirs, and assigns, and any parents, affiliates and/or subsidiaries, for any loss, claims or damages, including legal fees, which may be incurred as a result of any violations resulting from their reliance upon the information I/we have provided. I/we also acknowledge my/our responsibility to read the trust deed summary sheet of any investment selection offered. I/WE ACKNOWLEDGE THAT IGNITE FUNDING DOES NOT PROVIDE INVESTMENT, TAX OR LEGAL ADVICE.

To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify and record information that identifies each person who opens an account. What this means for you: When you open an account, we will ask for your name, address, date of birth and other information that will allow us to identify you. We will ask to see and copy your valid driver's license or other identifying government issued photo identification.

NON-BINDING ARBITRATION AGREEMENT

The customer and Ignite Funding agree that all controversies which may arise between the customer and/or investment associate concerning any transaction or the construction, performance, or breach of this or any agreement pertaining to trust deed investments or other property, whether entered into prior, on or subsequent to the date hereof, shall be determined by non-binding arbitration. Any non-binding arbitration under this agreement shall be conducted pursuant to the Federal Arbitration Act and the laws of the State of Nevada before the American Arbitration Association in accordance with the rules of the selected organization. The customer may elect in the first instance whether non-binding arbitration shall be by the American Arbitration Association, but if the customer fails to make such election, by registered letter or telegram addressed to the investment associate at the investment associate's main office, before the expiration of ten (10) calendar days after the receipt of a written request from the investment associate to make such election, then the investment associate may make such election. The award of the arbitrators, or the majority of them, shall be final, and judgment upon the award rendered may be entered in any court, State or Federal, having jurisdiction.

CLASS ACTIONS

No person shall bring a punitive or certified class action to arbitration, nor seek to enforce any pre-dispute non-binding arbitration agreement against any person who has initiated in court a punitive class action, or who is a member of a punitive class who has not opted out of the class with respect to any claims encompassed by the punitive class action until: (1) the class certification is denied; (2) the class is decertified; or (3) the customer is excluded from the class by the court.

This agreement shall be deemed to have been made in the State of Nevada and shall be construed and the rights and liabilities of the parties determined, in accordance with the laws of the State of Nevada.

Primary Account Owner or Trustee Signature

Date

Joint Account Owner or Trustee Signature

Date

BDE/IA Signature

Date

Principal Approval Signature

Date



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AUTHORITY: NRS 645B.185

INVESTOR'S ACKNOWLEDGEMENT OF UNDERSTANDING

I understand that Ignite Funding is not a depository financial institution, but an agent who will act to invest money in a loan or loans secured by real estate only. Repayment of the loan or loans is dependent upon the performance of the borrower. Ignite Funding has explained to me the nature and risks of this type of investment including the possibility of default in payment, the fact that payments are not guaranteed, and the resulting foreclosure and losses that may occur.

I understand that no governmental agency guarantees in any manner the quality of any loan in which my money is placed.

I acknowledge that I have read the above statement and can receive a fully-executed copy for my files upon request.

Primary Account Owner or Trustee Signature

Date

Print Name

Joint Account Owner or Trustee Signature

Date

Print Name



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DISBURSEMENT OF MONTHLY INTEREST PAYMENTS & PAYOFFS

Ignite Funding ("Ignite") offers two options for disbursement of monthly interest payments and loan payoffs. Investors may have each interest payment and payoff deposited electronically into their elected bank account or they may have a check issued to them. *All interest payments for IRA accounts will be disbursed directly to the Custodian and are not eligible to be sent directly to the investor.* There are no charges for either of the services listed below.

Indicate the option you would like applied to your investment account by checking the appropriate box:

Direct Deposit all interest payments and payoffs to my bank account as they occur according to the following instructions:

Investor Name	<input type="text"/>	IF Account #	<input type="text"/>
Name on Bank Account	<input type="text"/>		
Bank Name	<input type="text"/>		
Bank Address	<input type="text"/>		
City	<input type="text"/>	State	<input type="text"/>
		Zip	<input type="text"/>

Attach Voided Check

Checking Savings

Account #	<input type="text"/>	Bank Routing #	<input type="text"/>
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I would like a check representing the interest payments received and payoffs as they occur.

Primary Account Owner or Trustee Signature Date

Print Name

Joint Account Owner or Trustee Signature Date

Print Name



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DISBURSEMENT DISCLOSURE

Trust Deed Interest Payment: Interest payments are ACH'd or checks mailed within 5 days after Borrower's interest payment is received.

Partial/Full Loan Payoff: Partial/Full loan payoff will be disbursed within 5 business days after the borrower's payoff is received.

Stop Payment: If a check has been mailed and not received, a stop payment will not be issued until 10 business days after the date the check was issued.

Primary Account Owner or Trustee Signature Date

Print Name

Joint Account Owner or Trustee Signature Date

Print Name

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.



Name (as shown on your income tax return)	
Business name/disregarded entity name, if different from above	
Check appropriate box for federal tax classification: <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) <input type="checkbox"/> Other (see instructions) ▶	Exemptions Exempt payee code (if any) Exemption from FATCA reporting code, (if any)
Address (number, street, and apt. or suite no.)	Requester's name and address (optional)
City, state, and ZIP code	
List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see How to get a TIN on page 3.

Social security number									
	-		-						

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Employer identification number									
	-		-						

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA, and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.



Sign Here	Signature of U.S. person ▶	Date ▶
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. The IRS has created a page on IRS.gov for information about Form W-9, at www.irs.gov/w9. Information about any future developments affecting Form W-9 (such as legislation enacted after we release it) will be posted on that page.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien, to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share or any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and

4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FACTA reporting, is correct.

Note. If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 witholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United State, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 witholding on your share of partnership income.



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PHOTO IDENTIFICATION

Please attach a copy of a valid government issued photo identification of all Authorized Signers to this page. Acceptable forms of identification include: Driver's License, State Issued Identification, or Passport.

Please make sure that your copy is legible and that the identification number is readable.



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PRE-CONSENT E-SIGN AUTHORIZATION DISCLOSURE FORM

Account Name	<input type="text"/>		
Account Number	<input type="text"/>	E-mail	<input type="text"/>

The Pre-Consent E-Sign Authorization Disclosure ("Disclosure"), applies to all Communications for those products and services offered through Ignite Funding, LLC that are not otherwise governed by the terms and conditions of an electronic disclosure and consent.

The words "**we**," "**us**," and "**our**" refer to the Ignite Funding entity with whom you have your Account, and the words "**you**" and "**your**" mean you, the individual(s) or entity identified on the Account(s). As used in this Disclosure, "**Account**" means the account you have with us. "**Communication**" means any customer agreements or amendments thereto, disclosures, notices, transaction history, privacy policies and all other information related to the product or service, including but not limited to information that we are required by law to provide to you in writing.

1. Scope of Communications to Be Provided in Electronic Form. When you use a product or service to which this Disclosure applies, you agree that we may provide you with any Communications in electronic format, and that we may discontinue sending paper Communications to you, unless and until you withdraw your consent as described below. Your consent to receive electronic communications and transactions includes, but is not limited to:

- Account setup paperwork and subsequent materials associated with the product or service available through Ignite Funding for your Account
- All legal and regulatory disclosures and communications associated with the product or service available through Ignite Funding for your Account
- Notices or disclosures about a change in the terms with the product or service available through Ignite Funding for your Account
- Privacy policies and notices

2. Method of Providing Communications to You in Electronic Form. All Communications that we provide to you in electronic form will be provided either (1) via e-mail, (2) by access to a web site that we will designate in an e-mail notice we send to you at the time the information is available, or (3) to the extent permissible by law, by access to a web site that we will generally designate in advance for such purpose.

3. How to Withdraw Consent. You may withdraw your consent to receive Communications in electronic form by contacting us at (877) 739-9094 or send an e-mail to info@IGNITEFUNDING.COM. At our option, we may treat your provision of an invalid e-mail address, or the subsequent malfunction of a previously valid e-mail address, as a withdrawal of your consent to receive electronic Communications. Any withdrawal of your consent to receive electronic Communications will be effective only after we have a reasonable period of time to process your withdrawal.

4. How to Update Your Records. It is your responsibility to provide us with true, accurate and complete e-mail address, contact, and other information related to this Disclosure and your Account(s), and to maintain and update promptly any changes in this information. You can update information (such as your e-mail address) by contacting us at (877) 739-9094 or send an e-mail to info@IGNITEFUNDING.COM.

5. Hardware and Software Requirements. In order to access, view, and retain electronic Communications that we make available to you, you must have:

- an Internet browser that supports 128 bit encryption;
- sufficient electronic storage capacity on your computer's hard drive or other data storage unit;
- an e-mail account with an Internet service provider and e-mail software in order to participate in our electronic Communications programs;
- a personal computer (for PC's: Pentium 120 Hhz or higher; for Macintosh, Power Mac 9500, Power PC 604 processor 120-MHz Base or higher), operating system and telecommunications connections to the Internet capable of receiving, accessing, displaying, and either printing or storing Communications received from us in electronic form via a plain text-formatted e-mail or by access to our web site using one of the browsers specified above.

6. **Requesting Paper Copies.** We will not send you a paper copy of any Communication, unless you request it or we otherwise deem it appropriate to do so. You can obtain a paper copy of an electronic Communication by printing it yourself or by requesting that we mail you a paper copy, provided that such request is made within a reasonable time after we first provided the electronic Communication to you. We reserve the right, but assume no obligation, to provide a paper (instead of electronic) copy of any Communication that you have authorized us to provide electronically.

7. **Communications in Writing.** All Communications in either electronic or paper format from us to you will be considered "in writing." You should print or download for your records a copy of this Disclosure and any other Communication that is important to you.

8. **Federal Law.** You acknowledge and agree that your consent to electronic Communications is being provided in connection with a transaction affecting interstate commerce that is subject to the federal Electronic Signatures in Global and National Commerce Act, and that you and we both intend that the Act apply to the fullest extent possible to validate our ability to conduct business with you by electronic means.

9. **Termination/Changes.** We reserve the right, in our sole discretion, to discontinue the provision of your electronic Communications, or to terminate or change the terms and conditions on which we provide electronic Communications. We will provide you with notice of any such termination or change as required by law.

10. **Consent.** By signing the Pre-Consent E-Sign Authorization Disclosure Form, I have read and accept the above agreement," you hereby give your affirmative consent to provide electronic Communications to you as described herein. You further agree that your computer satisfies the hardware and software requirements specified above and that you have provided us with a current e-mail address at which we may send electronic Communications to you.

I have read and accept the above agreement, and hereby give Ignite Funding affirmative consent to provide electronic Communications as described herein. I further agree that my computer satisfies the hardware and software requirements specified above and that I have provided Ignite Funding with a current e-mail address at which Ignite Funding may send electronic Communications.

If this is a joint account, both parties **must** sign.

Primary Account Owner or Trustee Signature

Date

Print Name

Joint Account Owner or Trustee Signature

Date

Print Name