

RE: TBH Series 4445, LLC (f/k/a Tailor Built Homes, LLC Loan 4445)

April 12, 2019

Dear Investor,

We are writing to provide an update on the above-referenced property.

**BALLOT RESULTS to PROCEED WITH FRAUD LAWSUIT**

The investor majority voted to **approve** proceeding with a fraud claim and lawsuit against the borrower, Tailor Built Homes, LLC, on this loan. As discussed in the previous communication dated April 1, 2019, the costs to pursue the claim will be borne by investors and distributed pro-rata among the investors on all loans electing to proceed with the lawsuit. A total of 18 loans have elected to file suit against Tailor Built Homes for the alleged fraud and as such the costs for the case will be distributed pro-rata among all participating loans.

The lawsuit and deficiency claim has been filed with the courts in the state of Utah and notice is being made to the borrower and all guarantors for Tailor Built Homes. The borrower has 21 days to respond to the claim. We will continue to update you on the status of the lawsuit as it makes its way through the legal process.

**PROPERTY STATUS UPDATE**

In addition to the results of the recent ballot, we are writing to provide an update on the status of this property. As we discussed in the February 26, 2019 communication, vandalism had occurred inside the home resulting in significant damage to the drywall, requiring it to be completely redone. Ignite Funding, on behalf of the investors, filed a claim against the property insurance for the vandalism. To date the insurance claim remains outstanding as the insurance company has not made a final determination of coverage for this claim.

Ignite Funding, as Asset Manager, has already completed the required remediation of the damage to bring the property to a marketable status. The remediation work completed includes demolition of the damaged drywall and mold mitigation. It was crucial that this work get completed as soon as possible to limit additional damage to the property.

We will continue to update you on the status of this property, including the status of the pending insurance claim, through additional correspondence, as necessary. In addition, all updates are posted on the Tailor Built portal at:

<https://ignitefunding.com/tailor-built-homes-investments-default-updates/>

The password to enter the page is: **Tailor**

Please contact your Investment Representative should you have any questions.

Sincerely,

**Ignite Funding**