

December 19, 2019

RE: TBH Series 4421 Purchase Offer – Ballot Response Required

Dear Investor,

We are writing to provide an update on the above-referenced property. As previously communicated in August 2019, the construction of this home has been completed and the home has been listed on the market for sale. Ignite Funding, on behalf of investors, has received a purchase offer for the home. The purchase offer is for \$741,000 and is expected to close by the end of January 2020, which we are presenting for investor ballot vote.

If the investor majority agree to accept this purchase offer it is estimated to provide a total return of approximately 90% of principal, which includes the hard costs and asset management fees incurred to date by Ignite Funding to complete the foreclosure, construction of the home and market the property for sale.

YOUR IMMEDIATE BALLOT RESPONSE IS REQUIRED. Please return the attached ballot to Ignite Funding at your earliest convenience and no later than 5:00 p.m. Friday, December 27, 2019.

Executed ballots may be e-signed, texted to 702.630.1313, emailed to investors@ignitefunding.com, or mailed to:

Ignite Funding, LLC
2140 E Pebble Rd #160
Las Vegas, NV 89123

We will continue to update you on the status of this property, including ballot results, through additional correspondence.

If you have any questions, please contact your Investment Representative.

Sincerely,

Ignite Funding

December 19, 2019

RE: TBH Series 4421 Purchase Offer – Ballot Response Required

Please return your ballot (postmarked, faxed, or emailed) by Friday, December 27, 2019.

Executed ballots may be mailed to Ignite Funding, may be faxed to 702.739.7735, may be texted to 702.630.1313, may be e-signed, or may be emailed to investors@ignitefunding.com.

- I/we agree to accept** the current Payoff proposal on the above-referenced property which will allow an approximate 90% return of my principal investment, as described in the attached letter dated December 19, 2019.

- I/we wish to reject** the current Payoff proposal on the above-referenced property as described in the attached letter dated December 19, 2019, in which case Ignite Funding will continue to market the property for sale. I understand that carrying costs and asset management fees will continue to accrue until final disposition of the property.

By my/our signature(s) below I/we do hereby acknowledge my/our understanding of this proposal and my/our decision of acceptance or refusal as marked above. I/we do further agree and acknowledge that Ignite Funding, LLC hereby provides no guarantees regarding the performance and outcome of the proposed action.

Investor Acknowledgement:		
_____	_____	_____
Print Name	Signature	Date

Investor Acknowledgement:		
_____	_____	_____
Print Name	Signature	Date

Thank you,

Ignite Funding