

Heritage Realty Services, Inc.

Following is a fee schedule of the current funding costs that are available through Heritage Realty Services, Inc. (“HRS”) to Florida residents who are using our pre-approved closing agents:

Rates for Transactional Funding:

\$10,000 - \$50,000

FREE (only with our Preferred Closing Agents) Otherwise 2% with a minimum

or \$500)

\$50,001 - \$300,000

1.5% (1 1/2 Points)

\$300,001 - \$1,000,000

1.25% (1 1/4 Point)

\$1,000,001+

1.0% (1 Point)

Note - no additional fees are required by Heritage Realty Services, Inc.

For Example:

Amount of Transactional Funding (A – B leg)	Cost of Funding*
\$50,000	*FREE with our Preferred Closing Agents, otherwise a flat fee of \$500
\$80,000	\$1,200
\$150,000	\$2,250
\$350,000	\$4,375
\$1,000,000	\$10,000

Available throughout Florida only with Preferred Agents of Heritage Realty Services, Inc.

*Closing agent may charge wire fees, doc prep or other fees – check with the closing agent before your actual closing to see if any of these fees apply. Above fees apply only to a closing agent of our choice who does both the A – B and B – C closing transactions simultaneously. It may be possible for one our Premier Closing Agents to close the B – C leg while another closing agent closes the A – B, however, these transactions must be approved at least one week in advance and additional fees may apply.

(The fees noted above are subject to change without notice, see additional requirements on the following page)

209 NE 95th Street, Suite #7
Miami Shores, FL 33138



Off – 954-274-1003
Fax – 954-987-8019

“Serving Floridians Since 1975”

Transactional Funding Request Form

Date of this Application ____/____/201__

Who is the Buyer (“B”) in this transaction? _____

Contact Information:

Borrower’s Name _____

Mailing Address, no PO Boxes or Fed Ex (UPS) corner stores

Cell # _____, Home # _____

Who is the End-Buyer? _____

Contact Information:

Mailing Address, no PO Boxes or Fed Ex (UPS) corner stores

Is the End-buyer related in any form or fashion to the Buyer “B”? [] Yes [] No

Address of the Property _____

Purchase Price \$ _____

How much is your Earnest Money Deposit? _____

Sale Price \$ _____

How much is your End-buyer’s Earnest Money Deposit? _____

Expected Closing Date _____

Is the property a [] short sale, [] REO or [] Property owner selling to you?

Is there a deed restriction? [] Yes [] No

Please send this preliminary Request Form to AskDaveDinkel@gmail.com

If you want to call with your questions, contact us at 954-274-1003

Terms and Conditions

Rates for Transactional Funding:

\$10,000 - \$50,000	FREE (<u>only with our Preferred Closing Agents</u>) Otherwise 2% with a minimum of \$500)
\$50,001 - \$300,000	1.5% (1 1/2 Points)
\$300,001 - \$1,000,000	1.25% (1 1/4 Point)
\$1,000,001+	1.0% (1 Point)

Note - no additional fees are required for Heritage Realty Services, Inc.

Above Funding Fees apply only to a closing agent of our choice who does both the A – B and B – C closing transactions. It may be possible for one of our Preferred Closing Agents to close the B – C leg while another closing agent closes the A – B, however, these transactions must be approved at least one week in advance.

Our Preferred Closing Agent(s) may charge wire fees, doc prep or other fees that are not part of our Transactional Funding Fee – check with the closing agent before closing if any of these fees apply.

**Transactional funding from both lender and buyer will only be done by Domestic Wires – no checks, cashier's checks, money orders or other paper payment methods are allowed.

Funds from the "C" buyer must have been wired into the closing agent's escrow account prior to Transactional Funds being wired. Funding must be available at the time of the closing so it is the responsibility of the "B" investor/buyer to reserve the funds with us for his closing.

If the closing does not take place for any reason, the investor/buyer will be charged \$300. If funds are required to be kept in the closing agent's escrow account because the property didn't close timely, the investor/buyer will be charged the greater of \$250/diem or 20% of the base funding fee/diem until the transaction closes.

All documentation for the closing, including the Transactional Funding Agreement and Funding Request Form, must be in the hands of the closing agent and Heritage Realty Services, Inc. at least 24 hours prior to the funding of the transaction.

The Transactional Funding Agreement will be sent to the investor and closing agent only after the investor has been approved for the transaction.

In the event that the Transactional Funding is committed to by HRS, but does not provide funds timely for a closing, HRS or its affiliates are not responsible for any economic loss to the Investor/buyer if the transaction does not close because of the fault of HRS, the investor/buyer or the end-buyer.

Check for any additional Terms and Conditions that may be applicable when you apply for funding, above rates are effective 1/1/2014.