

Commercial Loan Application

Falcon International Bank
5219 McPherson Rd
Laredo, TX 78041-7306

Important Applicant Information: Federal law requires financial institutions to obtain sufficient information to verify your identity. You may be asked several questions and to provide one or more forms of identification to fulfill this requirement. In some instances we may use outside sources to confirm the information. The information you provide is protected by our privacy policy and federal law.

(Creditor Name, Address and Telephone Number)

1. TYPE OF CREDIT REQUESTED.																		
<input type="checkbox"/> Joint Credit Requested: We intend to apply for joint credit. (initials) _____																		
<input checked="" type="checkbox"/> New Credit <input type="checkbox"/> Refinance or Consolidation <input type="checkbox"/> Renewal/Extension (No New Advances) <input type="checkbox"/> Renewal with New Advance <input type="checkbox"/> Modification	<i>For refinance/consolidation, renewal, extension or modification only</i> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;"></th> <th style="width: 40%; text-align: center;">Loan Number</th> <th style="width: 20%; text-align: center;">Balance</th> <th style="width: 30%; text-align: center;">Lender Name and Address</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1.</td> <td></td> <td style="text-align: center;">\$</td> <td style="text-align: center;">1.</td> </tr> <tr> <td style="text-align: center;">2.</td> <td></td> <td style="text-align: center;">\$</td> <td style="text-align: center;">2.</td> </tr> <tr> <td style="text-align: center;">3.</td> <td></td> <td style="text-align: center;">\$</td> <td style="text-align: center;">3.</td> </tr> </tbody> </table>			Loan Number	Balance	Lender Name and Address	1.		\$	1.	2.		\$	2.	3.		\$	3.
	Loan Number	Balance	Lender Name and Address															
1.		\$	1.															
2.		\$	2.															
3.		\$	3.															
<input type="checkbox"/> See Addendum for additional credits +																		

2. APPLICANT. Applicant General Information.	
Legal Name HYG HOMES LLC	Organizational Form, Where and When Organized (ex., Corporation, Delaware, 1984) HYG HOMES LIMITED LIABILITIES COMPANY, SAN ANTONIO, TEXAS 2021
<input type="checkbox"/> Franchise, in full force and without defaults, with (Name of Franchiser) Name(s) of Affiliated Entities	
Current Tradename(s)	Other Tradenames Used in Last 10 Years
Local Address 84 NE LOOP 410 STE 252 SAN ANTONIO TX	Principal Executive Office Address 84 NE LOOP 410 STE 252 SAN ANTONIO TX
Phone No: 210 966 2025 Fax No:	Phone No: 210 966 2025 Fax No:
Tax Identification Number 30-1268670	Nature of Business
NAICS Code	
Principals' Names, Addresses, Position Title and Social Security Numbers CARLOS EDUARDO GARZA HERRERA, SILVESTRE GUERRERO #46, 5 DE DICIEMBRE, MORELIA, MICHOACAN 58280, MEXICO, GENERAL MANAGER	
Accountant Name, Address, and Phone Number SARA CRAWFORD, CORREA CRAWFORD & ASSOCIATES, 84 NE LOOP 410 STE 252, SAN ANTONIO, TEXAS, 210 618 5921	
Financial Statements. (Check all that apply and attach statements to this application.) Fiscal Year <u>2021</u> Calendar Year <u>2021</u>	
<input checked="" type="checkbox"/> Financial Statements covering <u>2018</u> to <u>2021</u>	
<input type="checkbox"/> Accounts Receivable Schedule covering _____ to _____	
<input type="checkbox"/> Inventory Schedule covering _____ to _____	
<input checked="" type="checkbox"/> Income Tax/Informational Returns for tax years <u>2018, 2019, 2020</u>	
<input type="checkbox"/> Other (Specify) _____	
Other Statements. (Check all that apply and attach statements to this application.)	
<input type="checkbox"/> Business Plan dated _____	
<input checked="" type="checkbox"/> Project Plans & Specifications <input type="checkbox"/> Project Budget dated _____	
<input type="checkbox"/> Franchise Agreement, FTC Franchiser Disclosure Statement	
<input type="checkbox"/> List of outstanding judgments or threatened lawsuits, arbitration, or other proceeding against loan applicant.	
<input type="checkbox"/> Other (Articles of Incorporation, Resolutions, etc.) _____	

3. LOAN REQUEST AND SOURCES OF REPAYMENT.

Amount Requested \$ 535,000

Commercial Purpose Credit
 Agricultural Purpose Credit

Use of Proceeds (Brief Description of Intended Use):
 The property will be subdivided for homes with R6 density (6,000 sqft minimum lot size) with a total of 35 units

Loan Advances (Choose One)
 Single Advance/Closed End
 Revolving Draw Line of Credit
 Draw Loan
 Construction/Permanent Loan
 Revolving Draw Construction Line of Credit
 Draw Construction Loan

Loan Payment (Choose One)
 Principal and Interest
 Principal, plus Interest
 Interest Only
 Single Payment
 Other (describe)

Requested Payment Amount \$ 535,000 with Balloon \$ _____
 Requested First Payment Date December 06, 2021 Requested Loan Term 10 years
 Payment Frequency (if Installment) Monthly Quarterly Semi-Annually Other (describe) _____
 Requested Interest Rate Fixed Variable Index (If Variable) _____

List of primary and secondary sources of repayment for this Credit:
 Houses sales

4. LOAN SECURITY. The requested loan will be secured. (Complete this section if checked)

All loan proceeds will be for purchase of collateral. \$ _____ of the proceeds will be for purchase of collateral.
 Description of purchase money collateral: Appraised value of purchase money collateral \$ 1,070,000.00

THE LOAN WILL BE USED TO PURCHASE THREE DIFFERENT PIECES OF LAND, THAT ARE NEXT TO EACH OTHER. THE FIRST ONE WITH A SURFACE OF 4.1 ACRES AND A VALUE OF \$550,000 USD. THE SECOND ONE WITH A SURFACE OF 2.66 ACRES AND A VALUE OF \$350,000 USD. AND THE THIRD ONE WITH A SURFACE OF .51 ACRES AND A VALUE OF \$170,000 USD

Brief description of non-purchase money collateral: Description of current property insurance on non-purchase money collateral
 Type: Deductible:
 Appraised value \$ _____ Coverage: Term:
 Liens on collateral (List any collateral with liens on it, the amount of underlying debt, the names and addresses of collateral's lienholders)

Non-Applicant owners of collateral. Attach a separate list with name(s), address(es), and phone number(s) of any other owner(s) of the collateral.

5. LOAN GUARANTY. The requested loan will be guaranteed. (Complete this section if checked)

Legal name _____

Address: SILVESTRE GUERRERO #46, 5 DE DICIEMBRE, MORELIA, MICHOACAN 58280, MEXICO

Phone No: _____

Guarantor or affiliate were declared bankrupt within the last 10 years.
 There are outstanding judgments against Guarantor. (Attach Summary)
 On a separate sheet, list each threatened or pending lawsuit, arbitration, or other proceeding and its amount claimed.

Guarantor Financial Statements. If checked, Guarantor is an entity and will provide financial statements upon request by Lender.

Security. Brief description of collateral to secure this guaranty Description of current property insurance on existing collateral
 Type: Deductible:
 Coverage: Term:
 Appraised value of guaranty collateral \$ _____
 Liens on collateral (List any collateral with liens on it, the amount of underlying debt, and the names and addresses of collateral's lienholders):

Non-Guarantor owners of collateral. If checked, attach a separate list with the name(s), address(es), and phone number(s) of any other owner(s) of the collateral.

Equal Credit Opportunity Notice

CREDIT DENIAL NOTICE. If your gross revenues were \$1,000,000 or less in your previous fiscal year, or you are requesting trade credit, a factoring agreement, or similar types of business credit in this Commercial Loan Application, and if your application for business credit is denied, you have the right to a written statement of the specific reasons for the denial. To obtain the statement please contact (Name, address, and telephone number of the person or office from which the statement of reasons can be obtained):

Falcon International Bank
 5219 McPherson Rd.
 Laredo, Texas 78041-7306
 (956) 723-2265

within 60 days from the date you are notified of our decision. We will send you a written statement of reasons for the denial within 30 days of receiving your request for the statement. The notice that follows describes additional protections extended to you.

NOTICE: The federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (providing the applicant has the capacity to enter into a binding contract), because all or a part of the applicant's income derives from any public assistance program, or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The federal agency that administers compliance with this law concerning this creditor is:

FDIC CONSUMER RESPONSE CENTER
 1100 Walnut St., Box #11
 Kansas City, Missouri 64106

Notices, Consent and Signatures


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Ohio Residents: The Ohio laws against discrimination require that all creditors make credit equally available to all creditworthy customers, and that credit reporting agencies maintain separate credit histories on each individual upon request. The Ohio Civil Rights Commission administers compliance with this law. Any person who, with intent to defraud or knowing that he is facilitating a fraud against an insurer, submits an application or files a claim containing a false or deceptive statement is guilty of insurance fraud.

SIGNATURES. By signing below, Loan Applicant submits this application and the information provided on all accompanying financial statements and schedules for the purpose of obtaining credit and represents that the information submitted is accurate and complete. Loan Applicant acknowledges that representations made in this application will be relied on by Lender in evaluating this application and, if approved, in extending credit. Loan Applicant represents that none of the parties named in this application have relied on advice from the Lender in applying for or receiving any credit. Loan Applicant acknowledges that Lender has not made any commitment to approve this application and extend credit, unless otherwise agreed to in writing. Lender is authorized to conduct any inquiries it decides are necessary to verify the accuracy of the information contained in this application and to use any reasonable method to determine the creditworthiness of the Loan Applicant. Lender is also authorized to answer any questions from others about Lender's credit experience with the parties in this application. Loan Applicant will promptly notify Lender of any subsequent changes which would affect the accuracy of this application, and will provide all documents and information that Lender decides are necessary to complete this application. Loan Applicant authorizes Lender to retain this application, whether or not Lender approves any extension of credit. Any intentional misrepresentation of the information contained herein could result in criminal action under federal law.

In addition, each individual signing below authorizes the Creditor to check their individual credit account and employment history and have a credit reporting agency prepare a consumer credit report on them.

HYG HOMES LLC
Applicant Name

By X  10/20/2021 Sole Administrator
for Applicant CARLOS E. GARZA HERRERA Date Title

By X _____
for Applicant Date Title

For Creditor's Use Only					
Date Application Received	Received By	Decision <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Decision By	Date of Notification	Notification Given <input type="checkbox"/> Email or Text <input type="checkbox"/> Face-To-Face <input type="checkbox"/> Mail or Fax <input type="checkbox"/> Telephone
HMDA Reportable <input type="checkbox"/> Yes <input type="checkbox"/> No	Census Tract	Account No. or HMDA ULI		Instruction: If this application for credit is HMDA reportable and one or more applicants are a natural person, have the separate HMDA Demographic Information form completed. Even if HMDA-reportable, do not complete the HMDA Demographic Information form for any guarantor.	
The HMDA Demographic information was provided through:					
<input type="checkbox"/> Mail or Fax <input type="checkbox"/> Email or Internet <input type="checkbox"/> Telephone Interview <input type="checkbox"/> Face-To-Face Interview (includes Electronic Media with Video Component)					