

## *Equity Secured Capital*

1250 Capital of Texas Highway South  
Building 3, Suite 400  
Austin, Texas 78746  
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[www.equitysecured.com](http://www.equitysecured.com)

May 14, 2010

### Borrower:

JD Development, LP  
123 Corporate Row, Suite 456  
Houston, Texas 77024

### Guarantor:

James Dean  
789 Elm Street  
Houston, Texas 77024

### This Loan Commitment emailed to:

Mortgage Broker  
Nationwide Funding  
[mortgagebroker@nationwide.com](mailto:mortgagebroker@nationwide.com)

## **Loan Commitment**

To Whom It May Concern:

Equity Secured Capital LP (“Lender”) hereby commits to a loan for JD Development, LP (“Borrower”), subject to satisfactory Lender review of Condition Items below. This Loan Commitment is effective for 30 days.

### Loan Purpose:

Purchase...(or) Cash-out refinance...

### Terms:

- **\$1,000,000 loan amount**
- 11.875% per annum interest rate
- 6-month term
- Interest-only monthly payments
- Prepayment penalty - None
- Loan secured by First Mortgage on real property known as ...

### Fees:

- Lender Commitment - ½% of loan amount
- Lender Discount - 1½ of loan amount
- Broker - \_\_\_% of loan amount
- Appraisal - \$1,750
- Legal (loan docs) - \$1,750
- Title - Contact Title Company

JD Development, LP  
James Dean  
Mortgage Broker  
**Loan Commitment**  
Page 2 of 2  
May 14, 2010

Condition Items:

- Survey (old one okay provided accurate)
- Title Commitment from Lender approved Title Company
- Appraisal - ordered by Lender after receipt of Lender Commitment fee
- Partnership Agreement for JD Development, LP

We agree to above Loan Purpose, Terms, Fees, and Condition Items.

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Vince DiMare  
Principal  
Equity Secured Capital, LP

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James Dean