

ALLOYA MASTER LOAN PARTICIPATION AGREEMENT

This ALLOYA MASTER LOAN PARTICIPATION AGREEMENT (the "Agreement") is ~~made between~~ entered into by and among Alloya Corporate Federal Credit Union ("Alloya") with its principal office located at 184 Shuman Blvd, Suite 400, Naperville, IL 60563 and ~~the each~~ Eligible Organization executing this Agreement (each, a "Party," and collectively, the "Parties"). This Agreement is a multilateral agreement, and each Eligible Organization becomes a Party upon executing this Agreement.

I. General

- ~~1. **Eligible Organizations, Purchase and Sale**—All Parties to this Agreement are "eligible organizations" as defined below.~~ Eligible ~~e~~Organizations may agree to buy and/or sell a ~~p~~Participation Interest of any qualifying Loan or ~~pool of~~ Loans from another Party to this Agreement. Loans offered for sale may be a Party's ~~c~~Closed Loans or Loans they intend to close. The Seller, Buyer, Secondary Seller and Servicer of a Loan or ~~pool of~~ Loans will be identified in a Loan Participation Certificate. The Loan Participation Certificate also sets forth the contractual and economic terms of the Participation Interest.
- 2. Product Operating Agreement.** Alloya will establish separate terms and conditions in a Product Operating Agreement to coordinate the purchase and sale of participation Loan(s) between ~~e~~Eligible eOrganizations, including Alloya, using the Alloya Loan Participation Platform ("Platform"). ~~that assists interested Parties to offer and identify available participation Loans, and assist in issuing the Loan Participation Certificate on behalf of eligible organizations.~~
- 3. Alloya as Agent.** Alloya will act as Agent and provide participation ~~services~~ services to ~~e~~Eligible eOrganizations ~~by providing including,~~ but not limited to, transaction documentation and funding, due diligence ~~assistance~~ documentation, reporting, collecting ~~monthly~~ payment remittances and providing disbursements, ~~to originating and participating eligible organizations.~~
- 4. NCUA Regulations.** All references and requirements herein ~~must~~ comply with the participation Loan regulations of the National Credit Union Administration ("NCUA"). 12 C.F.R. Section 701.22 ("the NCUA Regulation").

II. Definitions

- 1. Agent.** Alloya appointed by Seller and Buyer to settle Loan participation ~~t~~ Transactions and aggregate and ~~disperse—distribute~~ disbursement reports and remittance amounts to ~~p~~Participant(s) ~~on a monthly basis~~ monthly or as described in the Loan Participation Certificate.
- 2. Annual Percentage Rate.** With respect to a Loan, the annual rate of finance charges stated in the Contract Loan Documents evidencing such Loan.
- 3. Borrower.** As to any Loan, the borrower(s) and/or co-borrowers in respect thereof (or other primary obligor(s), guarantor(s) responsible for the repayment thereof) or any other person who is obligated for making any payments under such Loan and the related Loan Documents.
- 4. Business Day:** Any day that is not (i) a Saturday or Sunday, or (ii) ~~any other a~~ day on which a commercial banking or federal institutions are authorized or obligated by law or executive order to be closed.
- 5. Buyer.** A Party that purchases a portion of a Participation Interest pursuant to this Agreement in a Loan that has been originated by another Party. ~~The Buyer must have internal written Loan participation policies that~~

~~comply with the NCUA Regulation.~~

6. **Eligible Organization.** Any credit union, credit union organization, or financial organization. Financial organization means any federally chartered or federally insured financial institution, and any state or federal government agency and its subdivisions. An eligible organization may also mean any organization that is qualified to purchase a Participation Interest from any credit union, credit union organization or financial organization.
7. **Loan.** All outstanding obligations of a Borrower as evidenced by a closed-end or open-end Loan agreement(s), or ~~a group of Loans~~ means all such Loans, collectively, that have been originated by an ~~e~~Eligible ~~e~~Organization as more fully described in the Loan Participation Certificate.
8. **Loan Documents.** All documents evidencing the terms and agreements of the respective Loans sold under this Agreement, documents evidencing a security interest and documents pertaining to the Loan underwriting. Loan Documents may include, but are not limited to:
 - (A) The note or Loan agreement;
 - (B) The documentation required to comply with underwriting standards (e.g. Loan application, income and account verifications);
 - (C) The Security instrument in secured Loans (e.g. mortgage or vehicle title), appraisals, verifications of Loan to value ratio, UCC filings, and any required insurance coverage;
 - (D) If personal guarantees are required, the guaranty agreement and related security documents on the guarantors' interests, and
 - (E) All other documents that pertain to agreed conditions of the Loan, including post-closing financial statements and income tax returns as may be required by other Loan Documents. In the case of closed-end mortgage secured Loans underwritten to the standards of the secondary market, Loan Documents include all documents required to comply with those respective standards.
9. **Originating Lender.** The Party with which the Borrower originally contracts for a Loan and ~~who~~ which sells ~~a~~ Participations Interest to other Participants.
10. **Participant.** Any Party that owns a ~~p~~Participation ~~i~~Interest of a Loan under this Agreement.
- ~~11.~~ **Participation Interest.** The undivided proportionate ~~legal rights to the~~ beneficial ownership interest of a Loan purchased or retained by a Participant. This is also referred to as a Participation.
- ~~11-12.~~ **Party.** The term "Party" or "Parties" or reference to "Party" shall include Agent, Buyer, Seller, Servicer or Participant.
- ~~12-13.~~ **Platform.** A Loan Participation Platform ("Platform") provided by Alloya ~~for~~ eEligible ~~organizations through Alloya's Premier View System. The Platform~~ Organizations which allows authorized users with full or limited authority to view, purchase and/or sell ~~Loan participations~~ Participation Interests, review reports, audit transactions, perform due diligence and provide remittance and reporting functions as well as other administrative functions (the "~~t~~Transactions").
- ~~13-14.~~ **Purchase Price.** With respect to the purchased ~~Loans~~ Participation Interests, the purchase price percentage set forth in the Loan Participation Certificate multiplied by the pro rata share of the outstanding Loan balance at the date of purchase, plus accrued and unpaid interest from the date interest was last paid through the date of purchase as indicated in the Loan Participation Certificate.
- ~~14-15.~~ **Repurchase Price.** With respect to the ~~purchased Loans~~ Participation Interests, the repurchase price shall be equal to the Buyer's pro rata ~~S~~share of:
 - (A) The then outstanding principal balance of the ~~Participation Interest~~ Loan (less unreimbursed expenses,

if any, of Seller), plus
(B) The accrued and unpaid interest on the Loan to the date of purchase.

~~15.16.~~ **Seller.** A Party also known as the Originating Lender to this Agreement ~~that which~~ originates a Loan and sells a ~~p~~Participation ~~i~~nterest of the Loan to a Party to this Agreement.

~~16.17.~~ **Secondary Seller.** A Buyer that sells a ~~p~~Participation ~~i~~nterest previously purchased from a Seller.

~~18.~~ **Servicer.** ~~Any The~~ Party ~~as~~ designated by a Seller ~~that has the responsibility to service the participated Loan, i.e. to collect Loan payments, remit the respective portions to the Participants, and engage in collection efforts if required to be responsible for performing Services with respect to the participated Loans.~~

~~17.19.~~ **Services.** ~~The services customarily performed by a Loan Servicer with respect to a Loan including the management, administration, billing and collection of payments as well as engaging in collection efforts and loss mitigation and remitting any collected funds to Participants.~~

III. Relationship of Parties

- 1. Requirement to Sell or Purchase.** The Parties to this Agreement are Eligible Organizations. By entering into this Agreement, a Party is not obligating itself to either sell or purchase a Participation Interest in any Loan.
- 2. Partner and Joint Venturers.** It is agreed that ~~Seller and Buyer~~Parties to this Agreement are not partners or joint venturers. Seller shall hold legal title to the Loans with respect to which Participation Interests are sold under this Agreement.
- 3. Seller as Servicer.** Seller or its ~~agent-designated Servicer~~ shall act as ~~servicing agent-Servicer~~ on behalf of Buyer for the exclusive purpose of administering and servicing each Loan. Seller shall not be considered in any way a fiduciary with respect to any Loan, and Seller shall not owe to Buyer any fiduciary duty with respect to any Loan.

IV. Sale of Participations

- 1. Participation Interest.** The Parties agree that any Participation Interest ~~meeting the NCUA-Allowed by regulation~~ may be sold or purchased by the Parties. ~~A sale~~The purchase of a ~~percentage ownership i~~Participation ~~i~~nterest in the Loan(s) and Loan Documents shall in no way be construed as an extension of credit by the ~~Buyer or p~~Participants to the Seller or Secondary Seller.
- 2. Participation Retention Requirement.** ~~Through the assistance of the Platform, a~~An eligible organization ~~acting as a~~ Seller, may sell to a Buyer, or acting as a Buyer may buy from Seller, a ~~p~~Participation ~~i~~nterest in a Loan or Loan(s) made by Seller from time to time to its ~~members or customers ("Borrowers")~~; provided that Originating Lender shall retain at the time of sale, and shall retain for the life of the Loan, not less than ~~ten (10) percent~~the required retention per applicable regulation or statute (typically 5 or 10 percent) of the principal amount of each ~~participated Loan (even if applicable state law permits a lesser percentage).~~
- 3. Loan Participation Certificate.** The Seller or Secondary Seller shall provide ~~to~~ all Buyers a Loan Participation Certificate, which must be agreed to and executed by a Buyer and returned to the Seller prior to the completion of a sale of any ~~Loan p~~Participation Interest.
- 4. True Sale.** It is the express intent of Seller and Buyer that each conveyance of any Participation Interest by Seller to Buyer hereunder be, and be treated for all purposes as, a true sale, and not as financing, by Seller

~~of such Participation Interest to Buyer.~~ Seller and Buyer are solely responsible for confirming a true sale accounting treatment.

5. **Vesting of Participation Interest.** Upon Buyer's payment of the ~~p~~Purchase ~~p~~Price for any Participation ~~i~~Interest in any Loan, Buyer shall immediately become vested, to the extent of its Participation Interest, with beneficial ownership of the Loan and any and all of the documents of every nature in the possession of Seller relating to such Loan. Each Participant is the holder of the equitable title to that Participant's pro rata share of each Loan.

~~6. Seller Right to Repurchase.~~ Seller shall have the right, at its sole and absolute discretion, to repurchase for the Repurchase Price all of Buyer's ownership iParticipation IInterest in all remaining outstanding Loans if ~~and only if~~ the number of outstanding Loans subject to the Loan Participation Certificate issued pursuant to this Agreement have an aggregate principal balance amount equal to or less than the "Clean-up" percentage of the Total Principal Amount of Loan(s) as stated and agreed to in the Loan Participation Certificate. ~~The repurchase price shall be equal to the Buyer's Share of~~
~~(A) The then outstanding principal balance of the Loan (less unreimbursed expenses, if any, of Seller), plus~~
~~(B) Accrued and unpaid interest on the Loan to the date of purchase~~

V. **Underwriting Standards.** ~~Each~~ Buyer is solely responsible for making its own determination as to the quality and creditworthiness of any Loan(s) sold by a Seller or Secondary Seller pursuant to this Agreement. ~~Each~~ Buyer acknowledges that it will, independently and without reliance upon Seller, Secondary Seller, or Agent Alloya, and based on its review of ~~such the~~ Loan Documents ~~as~~ it shall deem appropriate, continue to make its own credit decisions in purchasing ~~or not purchasing any Loan Participation~~ Interest under this Agreement. ~~Each~~ Buyer is solely responsible for determining that ~~the any~~ Loan it wishes to purchase is a Loan which it would be empowered to grant or purchase pursuant to applicable laws, rules or regulations and its own Loan policies and guidelines. Seller shall have no obligation to provide additional due diligence information on behalf of a Secondary Seller in a Resale transaction.

VI. **Recourse Element of Sales.** The Loan Participation Certificate will indicate whether the ~~p~~Participation ~~i~~Interest is being offered on a non-recourse or limited recourse basis.

1. **Non-Recourse Basis.** If the sale is on a non-recourse basis, the ~~Seller is obligated to~~ Buyer may request Seller repurchase a Loan Participation Interest only if Buyer can demonstrate that there was a material misrepresentation of fact or negligence in application of underwriting standards by Seller, ~~intentional or otherwise by Seller impacting the enforceability of the Loan, or its Secondary Seller~~ within eighteen (18) months of the ~~sale as Buyers purchase of such Participation Interest set forth in this Agreement.~~ Seller or Secondary Seller is not obligated to repurchase a Loan Participation Interest in a Loan that goes into for the sole reason that it is in default. In the case of a Loan default by a Borrower, Servicer shall engage in collection efforts for the benefit of the Buyer.

2. **Limited Recourse Basis.** The Loan Participation Certificate shall state all relevant recourse terms, if applicable.

VII. **Sale, Assignment or Transfer of Participation Interests**

1. **Authority to Sell, Assign, Encumber, Transfer or Sub-Participate Participation Interests.** A Buyer, in accordance with this Section VII, including Agent Alloya, may sell, transfer, encumber, assign or sub-participate all or any part of its Participation Interest in any of the Loan(s) subject to the terms of this Agreement and advances on such Loans and may pledge, hypothecate, or transfer its respective Participation Interests in such Loans to its government regulator. Any sale, transfer, or assignment must ~~be in compliance~~ comply with all NCUA, other Federal and/or applicable State regulations. Agent Alloya agrees that it will provide notice to Seller ~~in the event that~~ if a Buyer sells, transfers, encumbers, assigns, or sub-participates all or any part of Buyer's ~~p~~Participation ~~i~~Interest. Buyer agrees that no such sale, transfer,

encumbrance, assignment, or sub-participation or other transfer shall in any way modify or abrogate the liabilities and obligations owed by Buyer to Seller under this Agreement. After any sale or transfer of a Participation Interest in a Loan pursuant to this Agreement, the Participation Interest of Seller and other Participation Interest in the same Loan will be ratably concurrent, and none will have any priority over the other. This Section VII has no effect upon the right and authority granted to Seller under this Agreement to satisfy the whole of such Loan, or to execute releases under appropriate circumstances, and, if required, Participant will join therein. ~~Similarly~~ Similarly, this Section VII shall not ~~effect~~ affect the right of a Participant to merge with a non-Participant.

2. **Re-Sale Requirements.** Participants, including ~~Agent~~ Alloya, may, in accordance with this Section VII, sell, assign, or transfer all or any part of its Participation Interest. ~~Agent~~ Alloya will update the Platform with the new Participation Interest once the Loan Participation Certificate has been signed and the payment transaction has been completed.
3. **Rights of Third Parties on Resale of a Participant's Interest.** In the event a Participant or any successor or assignee of Participant, in accordance with Section VII.1, resells all or a portion of its Participation Interest to a third party (or Parties), such third Parties shall succeed to all of the rights of Buyer for the portion purchased, and such resale will be evidenced by a new Loan Participation Certificate or Certificates which Buyer or its successor or assignee shall issue through the Agent, in the same form as the Loan Participation Certificate attached hereto and which shall set forth the Amount (or percentage of pool) of the underlying Loans being resold.

VIII. Administration and Servicing of the Loans

1. **Identity of Servicer and Duties.** In the absence of an agreement to the contrary in the Loan Participation Certificate, ~~Seller and~~ Participant hereby appoints ~~the Servicer, initially Seller~~ the Seller as the initial Servicer, on an exclusive basis (and Servicer accepts such appointment) ~~to manage, administer, and to bill, collect and to otherwise service, the Purchased Loans, including the repayment of installments, sums and other payments, receivables and other collections attributable to, under and with respect to the Purchased Loans purchased pursuant to the Participation Agreement (collectively, "Services").~~ In performing ~~the~~ Services hereunder, Participant grants to Servicer full power and authority to do or cause to be done any and all things ~~in connection with such Services of the Purchased Loans~~ which Servicer may deem necessary, desirable or advisable to carry out its duties under this Agreement. Servicer will be responsible for segregating, reporting and delivering to Agent, the pro rata share of actual principal and interest collections as described in Sections VIII.6. and VIII.7. below. Servicer will also be responsible to provide monthly participation reports to Agent before the date of each month listed with requirements as described in the Loan Participation Certificate – Schedule 1- Loan Participation Summary, ~~asa~~ sample of which is attached hereto. Agent, shall then distribute all remittances to Participants according to their pro rata share. Agent shall also provide reports to Participants documenting all remittance and other data as provided by Servicer. Servicer shall take collection actions as provided in this Agreement. Remittances and reporting dates are stated in the Loan Participation Certificate. Servicer shall not, however, be considered in default if extenuating circumstances cause delays in remittances or reports.
2. **Servicing Agents.** Servicer may, at any time, engage one or more subcontractors, including but not limited to sub-servicers, auction agents, collection agents, repossession agents, insurance tracking agents, and/or attorneys (collectively "Subcontractors"), to perform any or all ~~of~~ the Services under this Agreement. Subcontractors will be insured and bonded as required by applicable law. No such delegation, however, will relieve Servicer of its duties and obligations to perform Services as provided in this Agreement.
3. **Fees.** Servicer may charge a fee for its services. The fee may be recognized in the yield which Servicer realizes as a Participant and may not be separately stated, or the fee may be separately charged as provided in the respective Loan Participation Certificate. Servicer shall receive all default penalties and late charges payable by the defaulting ~~member~~ Borrower.

4. **Reimbursement of Costs.** It is agreed that any necessary extraordinary ~~s~~Services which may be proper under this Agreement, such as purchasing collateral protection insurance, the foreclosure of mortgages, property maintenance and improvement, property management, the sale of any foreclosed real estate, repossession of collateral, court actions and similar extraordinary expenses, shall be contracted or done by Servicer at its customary cost for such services, provided such cost is reasonable. Servicer will be responsible for the disclosure of such costs to Participants, and each such Participant shall be required to pay promptly its pro rata share of such extraordinary expenses incurred under this Agreement. These costs may be added to Loan balances, separately stated and billed or withheld from any monthly remittances as reported to Agent. To the extent that Servicer ~~is able to can~~ recover its costs, the costs of collection shall be reimbursed in the same proportion as contributed by the Participants.

5. **Servicing Responsibilities.** Servicer represents that, in undertaking responsibility for performance of the ~~s~~Services specified in this Agreement, it will service the Loans in compliance with applicable law, and it will exercise the same degree of care, which shall be at least commercially reasonable, that Servicer exercises with respect to the administration and servicing of Loans for Servicer's own account. Servicer shall be responsible for the execution of all appropriate notices and all other acts necessary to perfect title in the Buyer, the Buyer's successors and assignees, as the case may be, as to the ownership of the respective Participation Interests in the Loans sold under this Agreement and for preserving all rights in said Loans and administering them in all respects consistent with applicable law and regulations, and for servicing the same in a manner consistent with good lender practices. Servicer shall ~~be required to~~ monitor the performance of Borrower and guarantors as required by the Loan Documents and Seller's Loan policy. If necessary, Seller shall take action to obtain compliance and/or action to protect the Participants' interests as may be permitted by the Loan Documents and principles of law and equity.

6. **Remittance.** Servicer will be responsible for reporting, and delivering to Agent for all Participants, by or before the date of each month listed in the Loan Participation Certificate, the pro rata share of actual principal and interest collected.

7. **Prepayments.** If a prepayment is made on any Loan, Servicer will be responsible for reporting and delivering to Agent for all Participants, the pro rata portion of the amount of principal prepaid in accordance with the remittance schedule set forth in the Loan Participation Certificate. Funds received on the account of the Borrower for the purpose of paying taxes, assessments, insurance premiums, or other similar purposes will be retained and disbursed by Servicer at its discretion and in accordance with the Loan Documents and applicable law.

8. **Allocation of Funds Recovered Under the Statutory Lien.** In the event that:
 - (A) A ~~member~~/Borrower is in default on a Loan participated under this Agreement and has other Loans with the respective Seller herein,
 - (B) Said Loans are in default,
 - (C) Funds are recovered from the ~~member~~/Borrower's account(s) under any applicable state or federal statutory lien or other assets not specifically pledged as collateral for any specific Loan, and
 - (D) The funds recovered are not sufficient to cure all ~~L~~Loans in default,

Seller and/or Servicer shall apply the amount received on a pro rata basis in relationship to the amount of the defaults on each Loan. This sharing of collateral does not apply to collateral and ~~share funds in an account~~ specifically pledged to secure a particular Loan, in which case the lien and the lien priority of the collateral and shares will be honored by Seller.

9. **Servicer's Authority Regarding Loan Modifications and Collections.**
 - (A) Except as otherwise provided herein, the Parties ~~it is agreed~~ that the exclusive right to decide how the Loans sold under this Agreement shall be serviced and collected is hereby vested exclusively in Servicer.

Participants are not authorized to give directions to Servicer in connection with these matters, unless agreed to in an amendment documented in the Original Loan Participation Certificate. Servicer shall not, without consent of ~~Original~~ Participants, commingle ~~acquired collateral pledged as~~ security with any other property held by Servicer.

(B) Servicer shall not have the authority, without the prior consent of Participants, unless ~~required confirmed~~ through ~~an approved~~ bankruptcy plan to:

- (1) Decrease the interest rate,
- (2) Modify the payment schedule,
- (3) Modify the amount of credit or release collateral, guarantors or makers,
- (4) Make or consent to any amendments in the Loan Documents,
- (5) Waive, or release any claim against any Borrower, co-maker, or guarantor or,
- (6) Make or consent to any substitution, exchange, or release of collateral.

Any specific exceptions to these ~~limitations~~ limitations shall be documented in the Loan Participation Certificate as an Amendment to this Agreement.

Participant, if properly notified according to the terms of this Agreement, shall provide its written consent ~~and concurrence~~ or its objection within five (5) business days of Seller's request for action. If such written consent and concurrence or objection is not received within that time period, such consent and concurrence shall be deemed to have been granted. In the event that Participant shall provide timely notice to Seller of its refusal to grant its consent as requested under this section VIII. 9.B., such Loans shall thereafter be eligible for repurchase by Seller in accordance with Section IX of this agreement.

~~(C)~~ Servicer may permit a "skip a payment" or similar arrangement with any ~~debtor~~ Borrower without consent of the Participant, if such an arrangement is consistent ~~and in compliance with Seller's own policies for such matters, and such policies are provided to Buyer during the due diligence period, and acknowledged in the Loan Participation Certificate.~~

10. Records Maintenance. Servicer is responsible for maintaining, or requiring the maintenance of, a complete set of books and records, meeting industry standards, as to all the Loans in which each Participant has acquired a Participation Interest under this Agreement, including but not limited to a record of each receipt and each disbursement. In addition to ensuring that the customary monthly reports and remittances are provided by the date listed in the Loan Participation Certificate, Servicer shall ensure that such reports are accompanied by a monthly report of any Loan delinquencies and charge-off / recovery activity, including all necessary information for Buyer to complete standard call report information.

11. Additional Advances. It is agreed that Servicer, at its discretion, may make additional advances with respect to Loans ~~in good standing~~ not in Default for taxes and collateral insurance premiums and that the Participant will have been deemed to have participated pro rata in the advance and shall promptly pay its pro rata participation share. The Participation Certificate shall be deemed to have been amended to include the additional advance amount. Servicer shall seek reimbursement of the advance from the member/Borrower. In the case of every advance, records must be retained as required under this Agreement identifying and describing each advance.

12. Notification Requirements. Servicer shall have a duty to use reasonable due diligence to ascertain, and to notify ~~the other~~ Participants of any failure of any ~~member~~ Borrower to perform any obligation under the applicable Loan. It is understood, however, that no notice need be given to the other Participants of any facts other than those of which Servicer shall have actual notice.

13. Default by ~~Member~~ Borrower.

(A) In the event of a default in the payment of principal or interest by a ~~member~~ Borrower on any

~~participated Loan sold hereunder~~, then as to such Loan, remittances of principal or interest to Participants hereunder shall not be required until collected from the Borrower or from the account of the ~~member/Borrower~~.

- (B) Any failure by a ~~member/Borrower~~ to pay the full amount of principal and interest due under the terms of any note or Loan document shall be construed as a default ~~under this Agreement~~. All Participants shall be notified of delinquency at the next scheduled reporting period.
- (C) In the event of a default of a Loan, Servicer shall then undertake collection efforts that are appropriate in Servicer's sole reasonable business judgment, taking into account the amount of the debt and the likelihood of recovery, including, but not limited to, hiring of legal counsel, repossession of collateral, filing of court actions, obtaining judgments and execution thereon. Servicer's obligation under this paragraph will not be deemed breached if Servicer is prevented from ~~taking action~~ acting because of due to application of the automatic stay that arises if the ~~member/Borrower~~ becomes a debtor in bankruptcy, provided that Servicer takes lawful and reasonable steps to protect the interests of Seller and Participant(s) in the bankruptcy.
- (D) At any time after default, Seller will have the option to repurchase the Buyer's ~~p~~Participation ~~i~~nterest for the Repurchase Price, with Buyer's consent, upon giving ten (10) business days written notice.

14. Default by Servicer / Participant. Any of the following acts or occurrences shall constitute an event of default by such ~~p~~Party under this Agreement (each, an "Event of Default"):

- (A) The failure by either Participant or Servicer to observe or perform in any material respect any covenant or agreement required to be performed or the failure to make any payment required to be made under the terms of this Section VIII of this Agreement, which failure continues unremedied for ~~a period of~~ twenty (20) business days after written notice of such failure shall have been given to and received ~~to~~ by the ~~p~~Party required to make such payment or perform such covenant; provided, however, in the event that the breach is of such nature that it cannot reasonably be cured within such twenty (20) business day period, such ~~p~~Party shall not be in default if it commences to cure the breach within such twenty (20) business day period and diligently prosecutes such cure to completion within thirty (30) days after notice of breach;
- (B) The entry with respect to either Participant or Servicer of a decree or order for relief by a court or agency or supervisory authority having jurisdiction under any present or future federal or state bankruptcy, insolvency or similar law; or
- (C) A conservator, receiver or liquidator is appointed with respect to either Participant or Servicer in any insolvency, readjustment of debt, ~~marshalling~~ marshaling of assets and liabilities or similar proceedings.

15. Remedies and Indemnification. If an Event of Default has occurred with respect to a Party and is uncured as set forth in Section VIII. 14., the other Party may exercise any right or remedy available to it under this Agreement or under applicable law, provided, however, Participant's sole and exclusive remedy in the event that Servicer fails to follow its customary servicing practices with respect to any ~~purchased~~ participated Loan is to cause Seller to repurchase ~~such purchased Loan(s)~~ Participant's Participation Interest in accordance with Section IX. of this Agreement. Except as specifically otherwise limited or conditioned in this Agreement, each ~~p~~Party shall indemnify the other against loss or damage caused by ~~the~~ its breach of any representation, warranty, covenant or provision contained in Section VIII. of this Agreement and such indemnification shall survive termination of this Agreement unless such loss or damage was the result of the indemnified ~~p~~Party's gross negligence or willful misconduct.

16. Liability of Servicer. Servicer shall be responsible to Participant and Seller for all payments actually received by Servicer on ~~participated~~ purchased Loans less any amounts to which Servicer is properly entitled to hereunder. However, in no event shall Servicer be liable for errors or omissions in remittances by Agent or any consequential, incidental or special damages including, but not limited to, damages for loss of funds, data, profits, goodwill or prospective business opportunity. In the event of any error, mistake or breach

(collectively "Errors") of this Section VIII. of this Agreement by Servicer or its Agent, the parties agree that the measure of Servicer's liability shall be limited to:

- (A) the reasonable out-of-pocket costs paid by Participant and/or Seller to third parties to correct such Errors, and
- (B) any amount which Participant and/or Seller is unable to collect with respect to any Purchased Loan as a direct result of Servicer's Errors after making reasonable efforts to do so. In no event, shall Servicer's liability exceed the amounts paid to Servicer by Participant and/or Seller for the Services to which the Error pertains. The only warranties made by Servicer are the specific obligations contained in this Section VIII. of this Agreement, and there are no other warranties, express or implied.

17. Force Majeure. Notwithstanding anything herein to the contrary, neither ~~party~~ Party shall be considered in default hereunder or have any liability to any ~~party~~ Party for any failure to perform if such failure arises from any of the following causes:

- (A) acts of God,
- (B) terrorism or public enemy, or
- (C) fire, flood, pandemic or war.

IX. Repurchase of Loans by Seller. Seller shall have the right, at its sole and absolute discretion, to repurchase Buyer's ownership Participation Interest in one or more Loans, upon the terms set forth in this Section for the Repurchase Price and in the circumstances described in Sections VIII. 9.B. Seller shall have the obligation to repurchase Buyer's Participation Interest in one or more Loans, for the Repurchase Price in the circumstances described in Section VIII. 15. above. The repurchase price shall be for an amount equal to Buyer's participation interest in said Loan(s) unpaid principal, plus accrued interest. The provisions of this Section IX shall not be construed as obligating Seller to repurchase Buyer's ownership interest in any Loans or as granting Buyer the right to demand Seller repurchase such ownership interest.

X. Substitution of Servicer

- 1. Participant(s) holding a majority of the Loan Participation Interest in a Loan may remove Servicer and substitute a new Servicer if, Servicer, without reasonable business justification, fails to engage in active collection of any debt upon thirty (30) days' written demand by a Participant, provided that the Borrower is in default by more than ninety (90) days and the default remains uncured. For purposes of this Agreement, the active collection of a debt shall mean the filing and prosecution of a lawsuit to collect the debt or obtain the collateral and/or attempting, through extra judicial means, to repossess collateral and sell the collateral as permitted by law. is in default of this Agreement per section VIII. 14.
- 2. The substituted Servicer must be a Party to this Agreement and may be an appointing Participant.
- 3. The original Servicer and all other Parties shall cooperate with the substituted Servicer in the transfer of the servicing duties, including the execution of any documents related to the role and actions of the substituted Servicer.

XI. Warranties and Representations

- 1. **Seller's Warranties.** Seller makes the following representations and warranties to the Participants, each of which, (together with all other factual statements contained herein) Seller represents to be true and correct in all material respects:
 - (A) Seller represents and warrants that it is the owner of the Loans and is authorized to sell the Participation Interests described in the Loan(s) it offers to sell and that as of the date Buyer buys an undivided Participation Interest in any Loan, Seller will issue a Loan Participation Certificate in evidence thereof.

- (B) All Loans described in such Loan Participation Certificate are intended to be made or have been made by Seller pursuant to and in compliance with all applicable federal and state laws, rules, and regulations as from time to time amended, including without limitation and to the extent applicable to Seller: usury limitation, the Truth-in-Lending Act of 1968, the Equal Credit Opportunity Act, the Real Estate Settlement Procedures Act, the Fair Housing Act, and NCUA Rules and Regulations.
 - (C) All Borrowers are or will be credit union members of Seller.
 - (D) No Loan has been sold, transferred, assigned, encumbered or pledged by the Seller to any person other than the Buyer.
 - (E) The outstanding principal balance of the Loans is as stated in the Participation Certificate.
 - (F) Where a Loan is presently in existence:
 - (1) There are no current events of defaults under the Loan and / or under the Loan Documents.
 - (2) ~~No~~The Loan has not been classified on the books of the Seller.
 - (3) ~~No~~The Loan is not presently on nonaccrual status.
 - (4) ~~No~~The Loan is not subject to any reaffirmation agreement arising from the Borrower's or maker's bankruptcy.
 - (5) The terms of the Loan have not previously been renegotiated as a result of a prior deterioration in the Borrower's financial condition.
 - ~~(5)~~(6) The Loan Documents were validly executed and remain valid and enforceable.
 - (7) The warranties in this section ~~may will~~ not be applicable in the event a Participation Interest is being sold by a Secondary Seller.
 - (G) To the extent required under applicable law, the security agreements under the Loan were (and / or will be) properly recorded ~~in order~~ to result in the valid perfection of a security interest on the collateral subject to the lien priority, if any, set forth in the Participation Certificate.
 - (H) No conduct by Seller, ~~not apparent on the face of written matter provided to Participant(s)~~, violates applicable laws or rights of a Borrower so as to affect the fully collectability of the Loan, or to provide Borrower or co-maker(s) or guarantor(s) with any defense to their obligations under the Loan Documents. Non-Qualified Mortgages, as defined by the ~~Consumer~~Consumer Financial Protection Bureau's rule on Ability to Pay/Qualified Mortgages, shall be explicitly disclosed to Buyer, who shall assume the same risk of collectability of the Loan as Seller.
 - (I) Seller represents and warrants that after the execution of this Agreement, it shall notify original Participants by the next monthly required reporting date should Seller, whether acting as Seller or in any other capacity, learn or have any knowledge of a change in conditions or requests by Borrower(s) which may have a material ~~affect~~effect on the collectability of the Loan(s).
 - (J) Seller has no knowledge of any fact, not apparent on the face of the written documentation provided to original Buyers, which would materially and adversely affect the Loan(s).
2. **Buyer's Warranties.** The Buyer makes the following representations and warranties to Seller, each of which Buyer represents and warrants to be true and correct in all material respects as of the date hereof, and unless otherwise specified, throughout the term of this Agreement:
- (A) Buyer has the right, power and authority to purchase ~~its~~a Participation Interest in a Loan, such authority having been granted by the Buyer's Board of Directors.
 - (B) Buyer has, independently and without reliance upon Seller or Agent (except upon the Seller's representations and warranties set forth in Section XI.1 of this Agreement and the providing of due diligence information and selection of sample Loans), undertaken its own due diligence of any Loan Participation, and as a result thereof, made its own decision to purchase its Participation Interest and sign any Loan Participation Certificate as part of this agreement, and further, acknowledges that neither Seller or Agent, its designees nor the respective officers, directors, employees, agents and representatives thereof, assume any responsibility for the performance by the Borrower(s) or a guarantor(s) of their respective obligations in connection with any Loan and the Loan Document;
 - (C) The purchase of the Participation Interest is for the Buyer's own account, unless previously disclosed, and not with a specific purpose to making any distribution, sale, transfer, assignment or other

disposition thereof except in strict accordance with the terms and provisions of this Agreement, and that the Buyer acknowledges that it is able to bear the economic risk and possible adverse consequences of its purchase of the Participation Interest in the event of a default of any participated Loan;

- (D) The total of the Participation Interest, when added to Buyer's existing Loans, if applicable, neither exceeds regulatory limits on Loan portfolio concentration, Loans to one Borrower or associated Borrowers, or Buyer has otherwise received regulator approval to exceed any such limits; and
- (E) Buyer (i) has adopted applicable policies, which it has reviewed as necessary, and (ii) has performed its own due diligence with respect to its purchase of the Participation Interest and to the extent required, utilized services of an independent party with adequate experience;
- 3. Custody of Loan Documents.** It is agreed that Servicer shall retain possession of the Loan Documents (or copies thereof, if Servicer is not Seller), and shall be responsible for seeing that all title evidence and policies of insurance for the account of all Participants hereunder are properly maintained. At its own cost, any Party, or Party's representative or regulator, including the NCUA and its examiners or supervisory agents, has the right at any reasonable time during normal business hours to request and have access to and examine any and all books, records and documents relating to any Loan(s) in which the Party has a Participation Interest or relating to any of the matters covered by this Agreement. Seller may charge any Party its usual and customary fee for any research or document copies.
- 4. Warranties and Representations Effective as of Closing.** Seller further represents and warrants that as of both; (i) the date of the original Loan Participation Certificate and (ii) the closing date of the Loan Participation, it is not aware of any material misrepresentation on any Loan(s).
- 5. Mutual Warranties.** Each Party warrants that neither the Loan(s) nor this Agreement violate any provision of State or Federal law applicable to it and by participating in the Agreement each Party warrants that it is not exceeding its maximum credit limit- to one Borrower.
- 6. Acknowledgment of Limitation of Seller's Warranties.** Buyer acknowledges that Seller has made no representation or warranty of any kind, whether expressed or implied, with respect to the validity, collectability or enforceability of the Loan(s), the financial condition of Borrower or guarantor, the validity and enforceability of the Loan Documents except as expressly set forth in this Agreement and the documentation provided to Buyer. Buyer has based its decision to purchase a Participation Interest upon the Buyer's own independent evaluation of the Loan Documents provided by Seller and ~~Seller's expressed warranties~~ the representations and warranties of Seller set forth in this Agreement. Seller acknowledges that all Buyers of a Participation Interest in its Loans have a right to rely upon Seller's warranties ~~with regard to~~ regarding any Loan Participation purchase of Loans originated by Seller.

XII. Events of Default

- 1. Seller's ~~Insolvency~~Default.** Seller shall be in default under this Agreement ~~in~~ in the event of any of the following:
- (A) The insolvency of Seller,
- (B) The filing by or against Seller of a petition under any provision of bankruptcy law, or of an assignment for the benefit of creditors,
- (C) The appointment of a conservator (or similar) for Seller by ~~any public or~~ supervisory authority of ~~any person or firm in charge of Seller or its assets~~ competent jurisdiction,
- (D) A deliberate, conscious and uncorrected breach by Seller of any covenant or agreement herein or in any Participation Certificate that remains uncured within the time periods permitted in Section VIII. 14., or
- (E) The involuntary sale of Seller's rights, title and interest in any Loans ~~or advances~~ covered by this

Agreement, or

~~The issuance by an appropriate public monitoring or supervisory authority of a cease and desist order, or its equivalent, against Seller or its directors and officers involving the safety, soundness, or financial viability of Seller;~~

It is agreed that, upon Seller's default, the Party having the greatest Participation Interest in the Loans as reflected on Seller's books and records shall automatically succeed to all rights, titles, status and responsibilities which Seller may have regarding the holding and servicing of said Loans ~~and advances~~. Such person or firm shall exercise all of all the powers hereinabove granted to Seller.

2. **Participant Default.** If any Participant fails to provide funds for the payment of any obligation after 15 (fifteen) days' notice from Seller (including shared litigation costs), the Seller is authorized to supply the same, and it shall be reimbursed from the first funds available for the account of the defaulting ~~Party~~ Participant.

XIII. Responsibilities of Agent. Agent may provide the following services to each eEligible eOrganization signing this Agreement. This may include Agent Alloya who may act as a Buyer, Participant, or Secondary Seller under this Agreement.

1. **Purchase and Sale of Participations.** Agent may assist both Seller and Buyer in transactions to purchase Loan participations and may receive a fee from the sale from ~~either the~~ Seller or Buyer or both. Agent Alloya may also enter into transactions to purchase ~~pParticipations~~ Interests from Seller and may act as a Secondary Seller without giving prior notice to Seller.
2. **Administration of Participations.** Agent may ~~assist~~ provide assistance to both Seller and Buyer in the administration of the Loan Participations and may receive a fee from these services from either the Seller or Buyer or both. Services provided may include but are not limited to providing due diligence documentation, document preparation and storage, participation reporting, remittance and disbursement services for sales and monthly payments, Loan analytics and / or other ancillary services.
3. **Warranty and Representation.** Except as otherwise provided herein, Agent makes no warranty or representation to a Participant with respect to any Loan Participation purchased by a Participant under this Agreement or with respect to any Loan Documents, relating to such Loan, and shall not be responsible for any statements, warranties or representations (whether written or oral) made in or in connection with a Loan or Loans or any Loan Documents relating thereto or for the financial condition of any Borrower or any guarantor or for the value of any collateral.

XIV. Controlling Law and Venue. This Agreement shall be interpreted under the laws of the State where the main office of the Seller is located, without regard to its conflicts of law provisions, except on those issues controlled by Federal law or regulation.

~~**XV. Privacy and Confidentiality.** The Parties acknowledge and agree to execute a separate Loan Participation Platform Confidentiality Agreement.~~

1. **Definition of Confidential Information.** All information, including but not limited to, Loans, Loan documents, Borrower information, business processes, policies, procedures, organization information or other Public or Non-Public information disclosed or supplied to a Party to this Agreement regarding a Loan Participation Transaction shall be deemed "Confidential Information" regardless of whether identified or marked as such. For purposes of this Agreement, "Confidential Information" shall not include information or documentation that was in the lawful and unrestricted possession of a Party prior to its disclosure or becomes generally available to the public by acts other than those of receiving Party.
2. **Ownership and Protection.** All Confidential Information shall remain the property of the Furnishing Party and shall be treated as confidential and held in strict confidence by the Receiving Party, taking such action

as shall be necessary to protect the confidentiality of the Confidential Information, using means not less than those used to protect its own confidential information, but in no event less than a reasonable degree of care. A Party shall not disclose, produce, permit access to, or reveal the Confidential Information disclosed hereunder, other than to such of its officers, directors, employees, financial advisors, consultants, accountants, attorneys, or affiliates, as are strictly necessary to evaluate a Loan Participation Transaction or to comply with its obligations under this Agreement. In addition, a Party may disclose or permit access to Confidential Information to any Regulatory Agency as required by applicable law or regulation.

3. **Unauthorized Use or Disclosure.** Receiving Party will notify the Furnishing Party immediately upon discovery of any unauthorized use or disclosure of Confidential Information or any other breach of this Agreement and will reasonably cooperate with the Furnishing Party to regain possession of the Confidential Information and prevent further unauthorized use and disclosure of the Confidential Information. In any event, the Receiving Party shall be responsible for any breach of this Agreement by any of its Authorized Persons and agrees, at its sole expense, to take all reasonable measures (including but not limited to court proceedings) to restrain its Authorized Persons from disclosing or using the Confidential Information that is prohibited or not authorized by the terms of this Agreement.
4. **Protective Orders.** If the Receiving Party or any of its Authorized Persons becomes legally compelled (including, without limitation, by law or regulation) to disclose any of the Confidential Information, the Receiving Party shall provide the Furnishing Party with prompt written notice of such requirement, provided Receiving Party is not prohibited from doing so by applicable law, so that the Furnishing Party may seek a protective order or other appropriate remedy or waive compliance with this paragraph. If, failing the entry of a protective order, the Receiving Party is, in the opinion of its counsel, compelled to disclose any Confidential Information, it may disclose that portion of the Confidential Information that its counsel advises that it is compelled to disclose and will exercise reasonable efforts to obtain assurance that confidential treatment will be accorded to that portion of the Confidential Information that is being disclosed. In any event, the Receiving Party will not oppose action by the Furnishing Party to obtain an appropriate protective order or other reliable assurance that confidential treatment will be accorded the Confidential Information.
5. **Unauthorized Access.** Without limiting any other rights or remedies of Furnishing Party under this Agreement or at law or equity, in the event (i) an unauthorized third party gains or obtains physical or electronic access to any servers or equipment of Receiving Party on which Furnishing Party's Confidential Information resides, (ii) any of Furnishing Party's Confidential information is subject to any unauthorized use, disclosure, loss, theft or damage, or (iii) any of Furnishing Party's Confidential Information is reasonably believed to have been compromised, disclosed, accessed, lost or damaged (collectively "Unauthorized Access"), then Receiving Party will immediately provide written notice to Furnishing Party. Upon request, Furnishing Party may review Receiving Party's security and privacy policies and procedures and may request changes to such procedures as reasonably necessary to permit Furnishing Party to comply with applicable legal requirements relating to notice of security breaches, and Receiving Party will thereafter promptly implement such reasonable changes.
- 1-6. **Return of Confidential Information.** Receiving Party will return all materials containing or constituting Confidential Information, together with any copies thereof, upon the reasonable request of Furnishing Party. Additionally, upon request of Furnishing Party, Receiving Party will destroy materials received or prepared by Receiving Party that contain Confidential Information. Within ten (10) days after the request of the Furnishing Party, the Receiving Party shall certify in writing that all Confidential Information has been so returned or destroyed and that neither the Receiving Party nor the Receiving Party's Authorized Person(s) will retain any copies, extracts or other reproductions in whole or in part, mechanical or electronic, of such material. Notwithstanding the return or destruction of the Confidential Information or the termination of this Agreement for any reason, the Parties shall continue to be bound by their obligations

of confidentiality hereunder.

2-7. Injunctive Relief. Each Party recognizes that a breach of the confidentiality provisions of Section XV. this Agreement may cause irreparable harm to the other Party, and that actual damages may be difficult to ascertain and may be inadequate. Accordingly, the Parties agree that in the event of such breach, the injured Party may be entitled to specific performance or injunctive relief in addition to such other legal or equitable remedies as may be available.

~~XV-XVI.~~ Hold Harmless. The Parties warrant and covenant that each will act in accordance with the law applicable to their respective powers to buy and sell Participation Interests. Each Party shall indemnify and hold harmless the other Parties for any direct (but not consequential) losses sustained (including reasonable costs and attorney's fees) as a direct and proximate result of a Party's intentional or negligent failure to comply with the applicable laws and regulations, discharge its duties or honor its representations and warranties in this Agreement.

~~XVI-XVII.~~ Severability. The illegality, invalidity or unenforceability of any provision of this Agreement under the law of any jurisdiction shall not affect its legality, validity or enforceability under the law of any other jurisdiction nor the legality, validity or enforceability of any other provision.

XVIII. Notices. All communications between Agent, Seller, Servicer, Secondary Seller, Participant and Buyer in respect of, or notices, requests, directions, consents or other information sent under, this Agreement shall be in writing, addressed to the other Party at its notice address specified on the signature page to this Agreement or at such other address, ~~facsimile number or~~ e-mail address or directly through the Platform as such Party may subsequently request in writing in accordance with this Section. All such communications and notices shall be effective upon receipt.

~~XVII-XIX.~~ Survival. The provisions of this Agreement shall survive the repayment in full of any Loan and the termination of any Loan Documents related to any Participation Interest purchased.

~~XVIII-XX.~~ Prepayment Penalties. The Parties acknowledge that federal and some state-chartered credit unions may not receive prepayment penalties. The Participants that are permitted to receive prepayment penalties agree to limit the prepayment penalties they receive to the pro rata portion of their Participation Interest and that any excess penalties would be ~~returned to the Borrower or not collected~~ retained by Seller.

~~XIX-XXI.~~ Entire Agreement. This Agreement, in conjunction with any Loan Participation Certificate and Loan Participation Summary₂ contains the entire agreement between the Parties hereto and cannot be modified in any respect except by an agreement in writing signed by all Parties. Any Amendments to this Agreement for specific Loan Participations shall be documented in the Loan Participation Certificate.

XXII. Counterparts. This Agreement may be executed in counterparts, and ~~all of all~~ such counterparts taken together shall be deemed to constitute one and the same instrument. Transmission by facsimile or other form of electronic transmission of an executed counterpart of this Agreement shall be deemed to constitute due and sufficient delivery of such counterpart.

XXIII. Binding Effect and Assignment. This Agreement shall be binding upon and shall inure to the benefit of the Parties hereto and their respective legal representatives, successors and permitted assigns. Neither Party may assign its rights hereto, except the Parties may assign their rights and obligations under this Agreement to any successor entity; provided, however, that the Party (if still in existence) and such successor shall be jointly and severally obligated, responsible and liable for the performance of the obligations hereunder, regardless of any such assignment.

IN WITNESS WHEREOF, each Party warrants that the signatures below evidence the authorization of the Party to enter into this Agreement on the date indicated and represent that each Party has been duly authorized by its respective Board of Directors to enter into this Agreement.

Accepted By:

ALLOYA CORPORATE
FEDERAL CREDIT UNION

ELIGIBLE ORGANIZATION

By: _____
Signature

By: _____
Signature

Title: _____

Title: _____

Date Effective: _____

Date Effective: _____

FEIN#: _____

Notice Address: 184 Shuman Bld.
Suite 400
Naperville, IL 60563

Notice Address: _____

LOAN PARTICIPATION CERTIFICATE

PARTICIPATION CERTIFICATE NO. _____

Unique Pool ID

Seller: Selling Eligible Organization
Buyer: Buying Eligible Organization
Secondary Seller: Secondary Seller: (if applicable)
Participation Purchase Amount: Dollar Amount
Purchase Date: Closing Date

This certifies that the undersigned Seller or Secondary Seller has received from the undersigned Buyer the Participation Purchase Amount in the principal sum stated herein and the Seller or Secondary Seller hereby sells, conveys, assigns, transfers, and issues to the Buyer under the Alloya Master Loan Participation Agreement ("Agreement") along with any amendments to the Agreement, an undivided Participation Interest (subject to the terms and conditions of said Agreement) in the Loan(s) described herein (see Schedule 1 - Loan Participation Summary and Schedule 2 – Loan Schedule).

It is agreed that Buyer shall receive the interest rate set forth in the Loan Participation Summary – Schedule 2 on its pro rata Participation Interest, as well as its pro rata participation in the amount of any interest collected pursuant to an automatic or negotiated increaseadjustment in the interest rate on any of said Loans. Seller will be entitled to the remainder of the interest. Servicer shall be entitled to any default penalties and late fees.

The rights and obligations of the Parties to this Participation Certificate are governed by the Agreement, which is fully incorporated herein by reference. The terms of the Participation in the above referenced Loan(s) are set forth in the attached Schedule 1 - Loan Participation Summary incorporated herein by reference.

WHEREFORE, the Parties execute this Loan Participation Certificate on the dates indicated.

Seller: Selling Credit Union or
Secondary Seller if applicable

DATE of Transaction
Date

By: SAMPLE Participation Certificate

Buyer: Buying Credit Union

DATE of Transaction
Date

By: SAMPLE Participation Certificate

Schedule 1
LOAN PARTICIPATION SUMMARY

Loan Participation Certificate Number: **UNIQUE POOL ID**

Roles of the Parties:

Seller:
 Buyer:
 Servicer:
 Secondary Seller: (If applicable)

Loan Information:

Type of Loan(s):
 Number of Loans:
 Total Principal Amount of Loan(s):
 Weighted Avg Coupon of Loan(s):

Transaction Details:

Percentage of Loan(s) Sold to Buyer:
 Seller Retained Amount
 Purchase Price of Participation Interest:
 Effective Date of Sale:
 Buyer Participation Amount
 Buyer Purchased Accrued Interest
 Premium/Discount Amount
 Total Participation Purchase Amount
 Servicer Fee
 Recourse or Non-Recourse Basis:
 Clean Up Provision:

	Servicer Fee %	
	<input type="checkbox"/> Recourse	<input type="checkbox"/> Non-Recourse
	Yes/No %	

Alloya Fees:

Buyer/Seller Marketplace Fee
 Other Fee:
 Buyer AUM Servicing Fee:
 Seller AUM Servicing Fee:

Servicing Dates: (This is editable)

The accounting cut-off date is on the last calendar day of each month.
 The payment remittance due date to Agent is on or before the 5th business day of each month.
 The reporting due date to Agent is on or before the 5th business day of each month.

Monthly Reporting Requirements (This is editable)

Remittance and Trial Balance Report(s) must include pool id number, Loan number or other identifier, Loan date, interest rate, Loan status, due date, last paid date, current balance, original balance, current payment, current principal and interest payments, delinquency status, and bankruptcy / repossession / foreclosure status.

Amendments to Master Participation Agreement (This is editable)

Specific Amendments per transaction can be added here.

Schedule 2
LOAN SCHEDULE ADDENDUM

Loan Participation Certificate Number: **UNIQUE POOL ID HERE**

Loan ID	Loan Type	Borrower Name	Loan Balance	Original Amount	Loan Origination Date	Loan Current Balance Amount	Loan Interest Rate	Loan Current Payment Amount	Loan Next Payment Date	Loan Accrued Interest
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SAMPLE