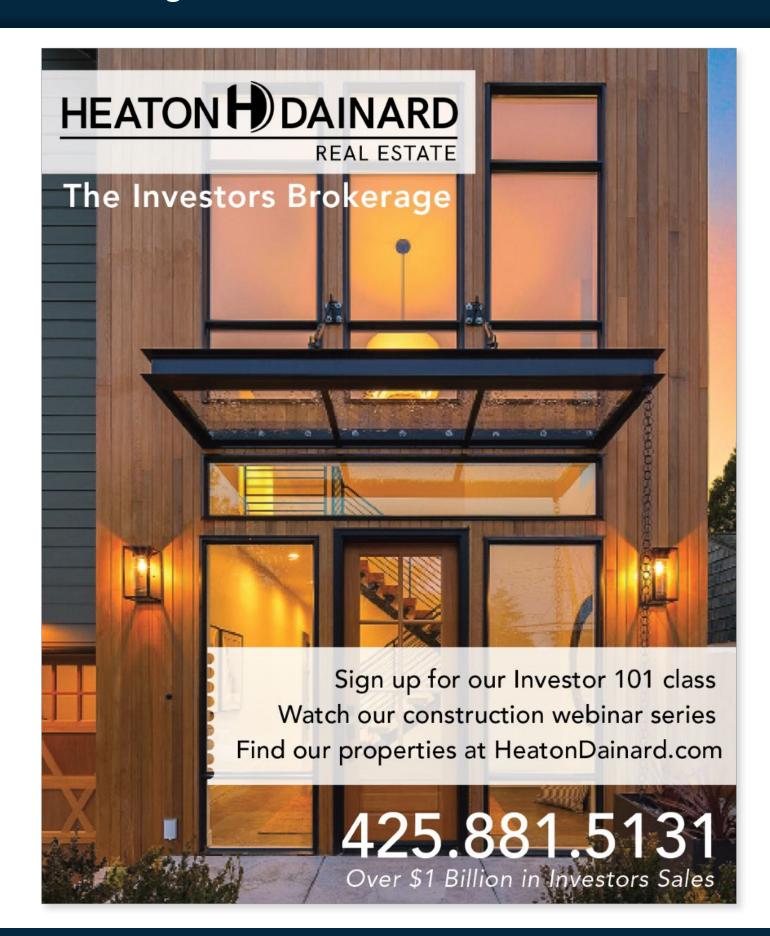


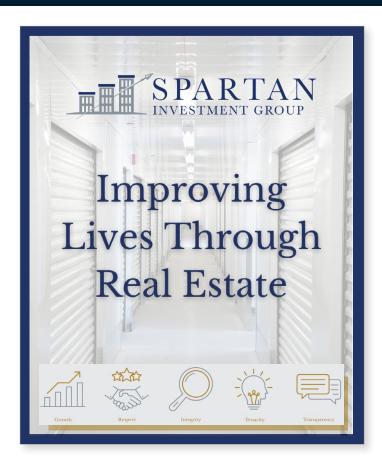
Resource Guide

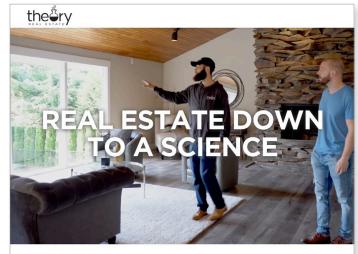
Real estate resources ready to help you now

Brokerage & Wholesale

Brokerage & Wholesale







REAL ESTATE DOWN TO A SCIENCE

Buying or selling a home shouldn't be rocket science. At Theory Real Estate, we understand what it takes to buy and sell real estate in this day and age. We utilize modern technology and a unique team approach to make your experience as simple and stress-free as possible. Our team is passionate about putting people first and creating exceptional experiences for every single person that we work with. At Theory, we have real estate down to a science.

COMPANY	CONTACT	SPECIALTY/WEBSITE	Click to visit website
Theory Real Estate Tacoma, WA	253-537-H0ME hello@theoryRE.com	Brokerage theoryRE.com	the real estate
Home Vestors of America (We Buy Ugly Houses) Dallas, TX	866-200-6475	Lender webuyuglyhouses.com	WE BUY UGLY HOUSES

CRM & Software



We present real-time tracking software with automated functionality



- Spreadsheets, printer paper, google docs
- Missed follow ups
- Lost Revenue
- Unorganized team
- Not able to scale



Your Business
With REI Upgrade

- All In One CRM
- Automated Lead Follow Ups (SMS, RVM, Calls, Email, Direct Mail, etc)
- Automated Key Performance Indicator (KPI) Tracking
- Communication channels customized for Real Estate
- One stop shop for the ultimate organization tools



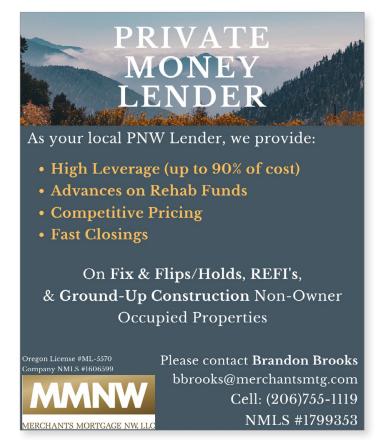


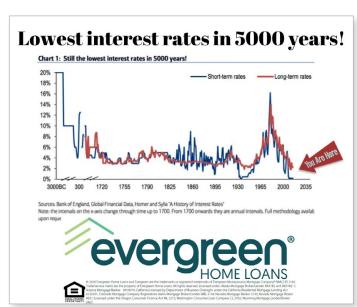


COMPANY	Click to visit website
Deal Machine dealmachine.com	DEALMACHINE
Driving for Dollars App download the app here (mobile)	\$ 1

Lenders







COMPANY	CONTACT	SPECIALTY/WEBSITE	Click to visit website
Redmond Funding Redmond, WA	425-615-9426 info@redmondfunding. com	Hard Money Lender redmondfunding.com	ARFG REDMOND FUNDING GROUP
Solarity Credit Union Yakima, WA	800-347-9222 contact@solaritycu.org	Bank & Lender solaritycu.org	SOLARITY CREDIT UNION
Flynn Family Lending	425-221-8660 info@flynnfamilylend- ing.com	Private Money Lender flynnfamilylending.com	FLYNN FAMILY LENDING

LendersLenders

Certain Lending

As a national lender, our team of experienced real estate investors solves the total financing needs of our clients. We are building technology to make getting a mortgage as predictable and effortless as shopping online.

Bridge Loans

- Borrow up to 85% of purchase price and 100% of renovation budget, up to 75% of after repair value
- Single family and multifamily properties eligible
- 6 to 24-month loan term option
- 8-12% interest rate

Rental Loans

- 30-year fixed rate, adjustable rate, and interest only financing options for 1-4 unit properties
- Refinance options with no seasoning to cash out, subject to DSCR and LTV constraints
- Underwritten to rental cashflow, not personal income

Value Proposition

- Our institutional capital backing offers competitive terms without the difficulties of traditional lenders
- Our routine closing times are 5-10 days for bridge loans and 2-3 weeks for rental loans
- Our technology eliminates physical property inspection for renovation draws

Funding Process

- 1. Submission at certainlending.com
- 2. Loan offer review and acceptance
- 3. Borrower and property underwriting
- 4. Signing, funding, and closing

Contact Us

Client Engagement Team

Email: client@certainlending.com Office: (206) 237-0105

Seattle Office

16300 Christensen Road, Suite 350 Seattle. WA 98188

San Francisco Office

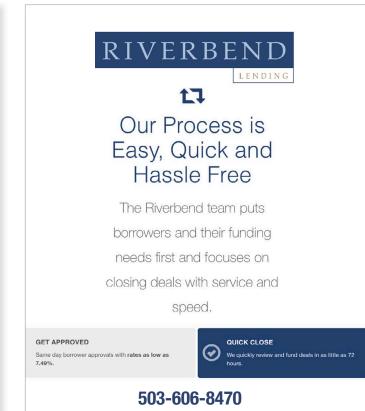
300 California Street, Suite 210 San Francisco, CA 94104

Visit us on the web:

certainlending.com

Important disclosures: Loan terms, interest rate, and fees depend on property type, location, underwriting, and other factors. Loans are only originated for a business purpose and typically to an entity with a personal guarantee. Certain Lending, Inc. is licensed under the California Financia Law by the CA Department of Business Regulation, License No. 600Bo-87471, by the Division of Financial Regulation of Oregon as an Oregon Mortgage Lender under License MI.—#\$707, by the Washington State Department of Financial Institutions as a Washington Mortgage Lender under License CL-1716495, and by the Department of Financial Institutions of Arizona as an Arizona Mortgage Banker under License SCH tend in AK, ND, SD, MT, MN, NV and PR, Our NMLS ID is 1716495, and we are an equal opportunity lender. This is not a commitment to lend. Restrictions may apply. Certain Lending, Inc. reserves the right to amend mortgage interest rates, origination points, fees, and guidelines at its sole discretion. This is not an advertisement to extend to consumer credit as defined by Regulation Z, Section 1026.2.

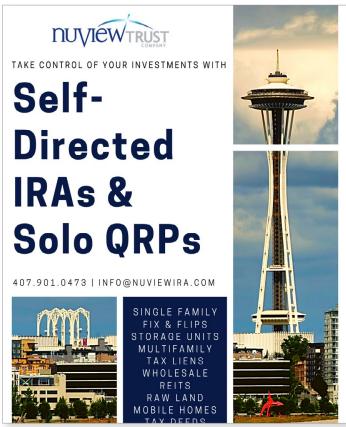




COMPANY	CONTACT	SPECIALTY/WEBSITE	Click to visit website
Bellevue Funding Bellevue, WA	206-659-5113 davis@ radiusproperties.com	Hard Money Lender	BELLEVUE FUNDING
Platinum Financing Woodland Hills, CA	310-387-9600 deborah@ platinumfinancinggroup.com	Lender platinumfinancing- group.com	Platinum Financing Group
Dominion Private Lending Baltimore, MD NMLS ID # 898795	410-593-1413	Hard Money Lender dominionprivatelend- ing.com	DOMINION FINANCIAL

Other











425.876.6164



COMPANY	CONTACT	SPECIALTY/WEBSITE	Click to visit website
Albert Lee Appliance Seattle, WA	253-471-1110 Scott.Bradley@albertlee.biz	Appliances albertlee.biz	ALBERT LEE ™ Major Appliances Since 1939
Anderson Advisors WA, Nevada, Wyoming	800-706-4741 info@andersonadvisors. com	Legal, Business & Tax Advisors andersonadvisors.com	ANDERSON LEGAL, BUSINESS & TAX ADVISORS
Exeter 1031 Seattle, WA	206-487-3300 ask@exeterco.com	Tax Deferred Solutions exeterco.com	X EXETER
Fortune Insurance Tacoma, WA Los Angeles, CA	253-209-4826 grant@fmgins.com	Insurance fmgins.com	FORTUNE INSURANCE
GPL Accounting Kirkland, WA Raanana, Israel	425-502-9465 effie@gplaccounting.com	Tax & Accounting gpltax.com	GPL TAX & ACCOUNTING
Tacoma Furnace Tacoma, WA	253-290-8048 tacomafurnace@gmail.com	HVAC	TACOMA FURNACE