

CHICAGO TITLE INSURANCE COMPANY

CREDITOR'S RIGHTS FACT SHEET AS OF _____

1. TRANSACTION NAME: _____
2. PROPERTY NAME: _____
3. ISSUING OFFICE: _____
4. PERSON SUBMITTING THIS FACT SHEET: _____
TELEPHONE NO. _____ FAX NO. _____
5. FILE/ORDER/GUARANTY NO. _____
6. PROPERTY USED AS:
 - A. APARTMENT
 - B. RETAIL
 - C. OFFICE
 - D. MANUFACTURING
 - E. INDUSTRY
 - F. VACANT LAND
7. STRUCTURE OF TRANSACTION:
 - ___ Sale of asset between unrelated parties - cash to seller, part cash part other consideration, loan, stock, etc.
 - ___ Stock purchase or purchase of part or all partnership interest
 - ___ Refinance
 - ___ Construction Mortgage
 - ___ Deed in Lieu of Foreclosure
 - ___ Conveyance between related partners - parent to sub, sub to parent, between sister companies, etc.
 - ___ Conveyance to lender or entity related to lender (shell corporation)
 - ___ Purchase Money Mortgage
 - ___ Leveraged Buyout
 - ___ Mortgage securing an antecedent debt
 - ___ Mortgage Modification
 - ___ Upstream, downstream or cross-stream financing (circle one)

PLEASE DESCRIBE THE TRANSACTION INDICATED ABOVE IN AN MUCH DETAIL AS POSSIBLE
(PLEASE INCLUDE A FLOW CHART IF ONE IS AVAILABLE)

8. PURCHASE PRICE OR LOAN AMOUNT DETERMINED BY:

- a. Negotiation (if so was there a broker involved? _____)
- b. Appraisal (if so was copy provided to Company? _____)
- c. Other: Describe: _____
- d. Purchase Price or Loan Amount: \$ _____ Loan to Value Ratio _____ %

9. Use of funds, funds going to:

- a. Seller to pay purchase price
- b. Seller's lender to payoff loan
- c. Parent of selling corporation
- d. Borrower for borrower benefit
- e. Related party to borrower
- f. Refinance - new loan proceeds paying off existing loan 100%, no excess funds (if there are excess loan proceeds how are they being used)
- g. Pay Seller's/Borrower's existing Creditor's to date
- h. Other:

PLEASE DESCRIBE HOW THE FUNDS (EITHER PURCHASE MONEY OR LOAN PROCEEDS) ARE BEING USED:

Seller Information:

Type of entity: _____

Is Seller selling all of its assets: _____

Will Selling entity survive the sale or will it dissolve _____

Is Selling entity merging into the buyer: _____

Are Seller's financial statements available: _____ Are they audited? _____

Borrower Information:

Type of entity: _____

Value of the collateral: \$ _____ Is this all of borrower's assets? _____

Use of Loan Proceeds _____

Is borrower related to lender? _____

Are Borrower's financial statements available _____ Are they audited? _____

Refinance Information:

Original Loan Amount: \$ _____ Outstanding Balance of existing loan: \$ _____

Amount of New Loan: \$ _____ Loan to Value Ratio: _____

Appraisal for asset available: _____ Copy provided to Company: _____

Amount of New Loan: \$ _____

ADDITIONAL INFORMATION THAT IS PERTINENT TO THE REVIEW OF THE CREDITOR'S RIGHTS COVERAGE:

This information was provided by:

Name of person to be contacted if there are questions or additional information needed:

Name: _____
Telephone No. _____ Fax No. _____

Name: _____
Telephone No. _____ Fax No. _____

Name: _____
Telephone No. _____ Fax No. _____

ENDORSEMENT

**Attached to and forming a part of
Policy No.**

Issued By

CHICAGO TITLE INSURANCE COMPANY

Said policy is hereby amended to read as follows:

Item 7 of the 'EXCLUSIONS FROM COVERAGE" commonly known as the Creditors Rights Exception is hereby deleted. In this respect, this policy shall be construed to the same effect as if this Exclusion from Coverage had not previously appeared in this policy.

All other terms and conditions remain the same.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the date of the policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with any express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all the terms and provisions of the policy and or any prior endorsements.

Dated:

CHICAGO TITLE INSURANCE COMPANY

By:

Patrick F. Stone

President

By:

Authorized Signatory

By:

Brad Brigante

Secretary