



TROUSDALE
Bank & Trust

Community Financial Centers

DeKalb
Community Bank

Community Bank
of Smith County

Community Bank
of Gordonsville

Offices of Wilson Bank & Trust Lebanon, TN

MEMBER FDIC

Patti Baldini
McLemore Auction Company, LLC
470 Woodycrest Avenue
Nashville, TN 37210

Re: Auction on properties located at: 692 Frankfort Drive Hermitage, TN 37076
1301 Neely's Bend Road #F55 Madison, TN 37115
223 Wallace Road Nashville, TN 37211

Dear Patti Baldini:

Following are Wilson Bank & Trust's terms and conditions for the above auction:

These are non-qualifying bank terms subject to the following:

- 25% cash down payment, the down payment is subject to verification by the lender and there can be no second mortgages held by the seller.
- The buyer must complete a credit application, buyer cannot be in bankruptcy, and the note will be secured by a first mortgage Deed of Trust on the property.
- The terms are available to individuals, not corporations; and a trustee must have a satisfactory trust agreement.
- An appraisal of the property will be required with the cost paid by the borrower. The loan will then be based on the appraised value or the purchase price; whichever is the least amount
- There is no prepayment penalty.

Current Auction Terms:

1. 25% Cash down payment, balance set on a 10 year amortized loan payable in monthly installments, financed at an initial 6.00% interest rate. The interest will be adjusted annually to Prime + 1%. Payments can also be set with quarterly interest payments and annual principal payments. There is a \$350 origination fee.
2. In addition to the auction terms above, we will offer the following option on single-family houses: 25% cash down payment, balance amortized over 15 or 20 years with a 2 year balloon payment, and the interest rate is fixed for the 2 years at 6%. There will be a ½% origination fee on this loan.

If you have any questions regarding these terms, please feel free to contact me.

Kevin W. Sanders
Assistant Office Manager
615-773-7841
Ksanders@wilsonbank.com