



unison
HomeBuyer

Brochure

Unison HomeBuyer can contribute up to half of the downpayment required for a home purchase.

It's A Great Time To Buy But The Down Payment Can Be A Challenge

Historically low interest rates have made owning a home more affordable than it's been in decades. But for many families, affording the monthly payments isn't the problem. The challenge is buying the home they want in the first place.

Coming up with a down payment can be a difficult hurdle for many buyers. Lenders prefer a 20% down payment on conventional loans and typically require 20% or more on jumbos.

You can buy a low or mid-priced home with less than a 20% down payment, but if you want the lowest possible interest rate, the lowest monthly payment, or if you're buying a home requiring a jumbo loan, you'll frequently need to put down 20% or even more.

Unison HomeBuyer offers a game-changing solution. We can provide up to half of the down payment funds needed for your home purchase. If you have 10% to put down, we can make it 20%. You'll enjoy a wider range of home price options and the considerable advantages of purchasing with a larger down payment.

The money we provide is an investment, not a loan, so there are no interest charges and you make no monthly payments to us - ever. Instead, Unison hopes to earn a return on its investment from a portion of the appreciation when you sell at a profit. When you sell, Unison receives



a single payment equal to its original investment plus or minus a share of the change in value of your home.

It Pays To Put 20% Down

Some lenders offer loan programs which require only 10% down. In fact, some government-backed programs allow you to buy a home with as little as 3% down. But putting at least 20% down and borrowing no more than 80% on a home purchase can have significant advantages over buying with a smaller down payment.

A Smaller Monthly Payment

The larger your down payment, the smaller your monthly mortgage payment. Also, the interest rate on your loan may be higher when your down payment is less than 20%.



No Mortgage Insurance

Lending programs that allow you to borrow more than 80% of the purchase price typically require mortgage insurance (MI). MI is an insurance policy that reduces the lender's loss if the borrower does not repay their mortgage. MI can significantly increase your monthly housing expense. Purchasing with an 80% loan and using Unison HomeBuyer for part of the down payment eliminates the need for MI and avoids the added expense.

The perfect home is within reach today with the Unison HomeBuyer Agreement.

^A Minor fees may apply if we perform administrative activities in connection with your Unison HomeBuyer Agreement during its term.

Key Facts

- › Unison can help you purchase a home by providing part of the required down payment.
- › Unison HomeBuyer is not a government program or subsidized assistance. Unison is a private real estate investment company that invests in homes alongside buyers.
- › The cash we provide is not a loan. It is an investment in your home. We don't charge interest, and we don't receive monthly payments. Except for a transaction fee, you typically don't pay Unison a penny until you decide to sell your home, up to 30 years later.^A
- › We earn a return on our investment by sharing in the price movement of your home - up OR down. Depending on the future value of your home, we can make a profit or incur a loss. When we make a profit, you also typically make a profit.

Benefits

With Unison HomeBuyer down payment funding you can:

- › Increase your purchasing power, so you can buy the home you want and can afford, today, with no interest or monthly payments on the down payment investment from Unison.
- › Lower your mortgage payment and more comfortably handle your monthly expenses.
- › Purchase your home without expensive mortgage insurance.
- › Qualify for your mortgage more easily.
- › Reserve some of your cash for other purposes such as furnishing or remodeling your home, college tuition, retirement expenses, paying down expensive credit card debt or as a cash cushion for a "rainy day".
- › Reduce your financial and credit risk.
- › Show stronger offers when bidding on homes you want to buy.

Easier to Qualify for the Loan

When you apply for a mortgage, the lender will determine how much loan you qualify for based on your monthly income and monthly expenses, including your monthly housing expenses. They will calculate your “debt-to-income” ratio, which measures how much of your income is consumed by your expenses. By allowing you to purchase with a smaller mortgage loan and without MI, Unison HomeBuyer makes it easier for you to comfortably qualify for the loan you need to purchase the home you want.

Sellers Prefer Larger Down Payments

Many real estate markets in the U.S. are highly competitive, with sellers receiving multiple offers on many properties. Sellers with multiple offers typically prefer buyers with a 20% or more down payment, because those buyers are far less likely to have problems getting approved for their mortgage loan. Buyers with smaller down payments are frequently less attractive and consequently may be less likely to have their offers accepted.

Maintain Equity and Stay Above Water

Borrowing more puts your home and credit at risk. With more debt, a downturn in the real estate market can put your home finances “underwater” (where the amount you owe on your loan is more than your home is worth). If you needed to relocate for any reason while underwater, you wouldn’t be able to realize any proceeds from the sale of your home, and you might have to arrange a “short sale” just to be able to sell it. In a short sale, your lender agrees to accept less than the full balance owed on your loan as repayment, allowing you to sell. A short sale can cause significant damage to your credit that can take years to repair. Putting 20% or more down may help you avoid going underwater during a price downturn.

Bridging The Down Payment Gap

For many families, saving the required down payment can be a real struggle, especially with rents rising. Some buyers are lucky enough to have a family member give a gift to supplement their down payment savings. Others may be selling an existing home, and hope to net enough from the sale to provide for their down payment.

Even if you have the required down payment, you may be uncomfortable putting every last dollar towards your home purchase. You might want to reserve some cash for furnishing, remodeling or just for a cash cushion. You may have to plan for school tuition payments or other life expenses. Empty-nesters who are downsizing may want to reserve as much cash as possible to fund retirement. Lenders may also require

Reduce Your Risk

Unison HomeBuyer can significantly reduce your risk in several key ways, some or all of which may apply to your specific circumstances.

- › Lowering your monthly payment may make it easier for you to handle any temporary adjustments to your income.
- › If the value of your home decreases, we’ll typically share a portion of the decrease, which reduces your loss.
- › Having more cash reserves may make it easier for you to handle unexpected circumstances.
- › There will be more equity in your home at the outset, so in a downturn you’ll be less likely to go “underwater.” You will maintain more flexibility to move or sell and reduce the risk to your credit.
- › If you reserve some cash to remodel, your improvements may increase your home equity and further reduce the likelihood of going underwater.

you to have significant cash reserves after closing in order to qualify for the loan, which can add to the problem.

The Unison HomeBuyer Solution

Unison HomeBuyer helps you bridge the down payment gap and gets you into the home you want today. In a typical transaction, we will share a 20% down payment 50/50 and you will obtain a mortgage loan for 80% of the purchase price. Although we make an investment in your home, we don't become a co-owner. You own your home, enjoy all the benefits of ownership (occupancy and tax benefits) and assume the obligations (monthly mortgage payments, property taxes, property insurance, and maintenance). Unison is strictly an investor, with no ownership or occupancy rights. You pay no interest and you make no monthly payments to Unison - ever. Instead, when you sell your home, Unison receives a payment equal to its original investment plus or minus a share of the change in value of your home. If the value of your home increases, Unison makes money, and so do you. If the value of your home decreases, Unison will typically lose money on its investment, and the payment to us will be less than the amount we originally invested. Either way, you benefit by getting the home you really want today.

You're In Control

We designed the Unison HomeBuyer Agreement to be flexible. We recognize that your financial situation may change over time. For example, you may earn more money, receive a bonus or inheritance, or realize proceeds from the sale of restricted stock or a business. You can choose to keep the Unison HomeBuyer Agreement in place without interest or monthly payments until you decide to sell your home, up to 30 years later. Or, you can buy us out without selling your home at any time after the third anniversary, by making a payment to Unison equal to the amount we invested, plus the profit, if any, that Unison would have made if you had sold your home at that time.

Buy the home
you really want,
today - with
a financing
solution that
meets your
needs.





Qualifying

- › You must qualify for and obtain a mortgage loan from a participating lender in accordance with their credit standards.
- › Unison HomeBuyer down payment investments are available on single-family detached homes, townhomes and condos.
- › The home must be an owner-occupied primary residence (although some owner-occupied second homes may qualify). Some new construction properties can qualify.
- › The property must be typical for the neighborhood, be located in an area served by Unison, and otherwise meet Unison's investment criteria.
- › When new construction homes and owner-occupied second homes qualify, special pricing will typically apply. See the Unison HomeBuyer Program Guide or speak to your Program Specialist for more information.
- › Unison HomeBuyer down payment funding is available exclusively from Unison.

See what Unison HomeBuyer can do for you:

- » More home choice and satisfaction.
- » A financial solution you can live with.
- » The home you really want rather than settling for less.

Choose the down payment or the monthly payment that works for you.

Buy now at today's interest rates and home prices.

Buy The Home You Really Want

90% financing requires expensive mortgage insurance, and for some families it can put the monthly payment out of reach.

Let's say you're ready to buy a house. You've saved up enough for a 10% down payment and are looking at homes you can buy with 90% financing. But the economics of borrowing 90% with mortgage insurance are limiting the range of homes you can consider. A Unison HomeBuyer investment lets you borrow only 80%, eliminates the need for mortgage insurance and gives you a monthly payment that better fits your budget.

Double Your Down Payment Cash

Lenders' credit standards sometimes make putting 20% down the only option.

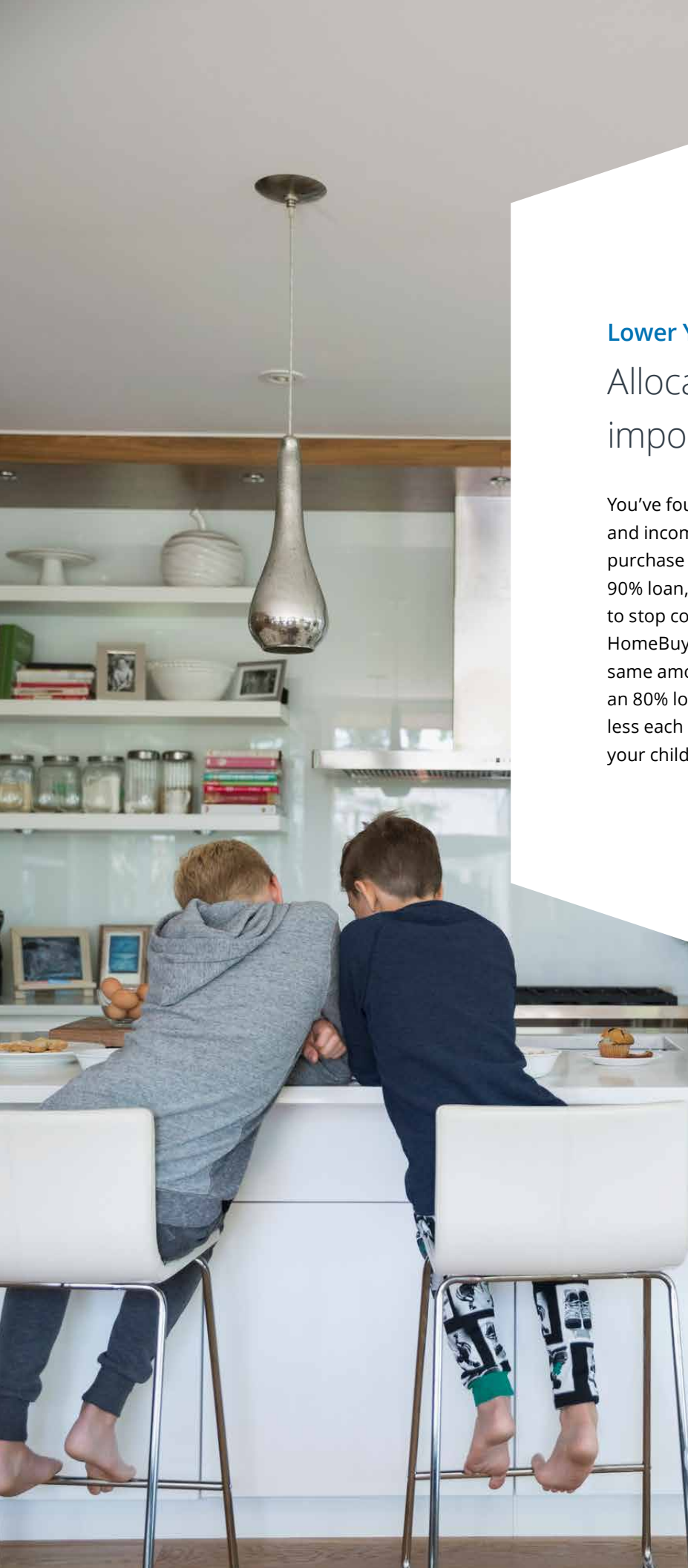
You're looking for a nice home in a nice location with good schools for your kids, a livable community, and an easy commute. You have the income needed to qualify for an 80% jumbo mortgage, but you have only half of the required 20% down payment. With Unison HomeBuyer you can get into the home you really want today. We'll provide up to 50% of the down payment on a home purchase.

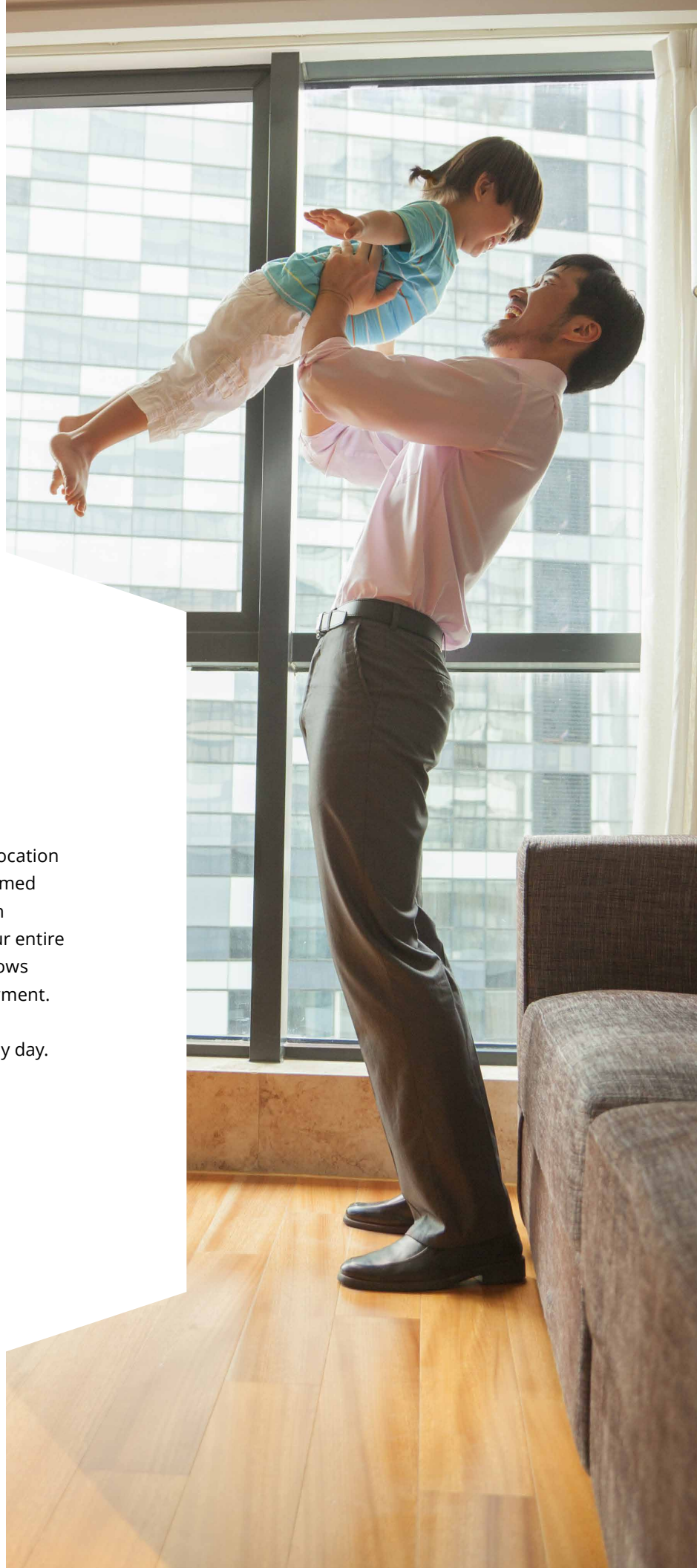


Lower Your Monthly Payment

Allocate resources to important family needs.

You've found the perfect home. You have the credit history and income to qualify for the mortgage, and 10% of the purchase price to put down. Although you can afford a 90% loan, the high monthly payment would cause you to stop contributing to your child's college fund. Unison HomeBuyer allows you to buy the same home with the same amount of your own down payment cash, but with an 80% loan. The resulting payment is hundreds of dollars less each month, and the healthy college fund means your child will graduate without crippling student debt.





Reserve Cash

Enjoy peace of mind.

You're looking to move up to a great home in a nice location with the lifestyle and community you've always dreamed about. Although you have enough cash for the down payment, you're very uncomfortable committing your entire savings to a home purchase. Unison Homebuyer allows you to buy the same home with half of the down payment. The cash you keep allows you to make needed home improvements and still have a nice cushion for a rainy day.

Think of the Unison HomeBuyer Agreement as having three stages: Start, During, and End.

Start

At the start of the Unison HomeBuyer Agreement, we help you buy a home by providing a portion (typically 50%) of the down payment. The amount of funding we provide is called the Unison Down Payment. In exchange for providing the Unison Down Payment, we will earn a return on our investment equal to a specified share of the change in value of your home, up OR down, when you sell in the future.

Our share of the change in value of your home, called the Investor Percentage, will be based on the amount of the Unison Down Payment and other factors. The Investor Percentage typically ranges from 35% to 43.75%.

Since the Unison HomeBuyer Agreement is based on the change in value of your home, we need to establish an agreed value at the outset. We call this the Original Agreed Value. The Original Agreed Value is typically equal to the purchase price for the home that you and the seller agree to (although in some cases it may equal an appraised value when that value is lower).

When you are approved for a Unison HomeBuyer Agreement, we present you with an approval package detailing the proposed terms and conditions under which we will provide down payment funds. You also obtain a loan commitment from your lender, and your purchase transaction is scheduled to close.

During

During the term of the Unison HomeBuyer Agreement, you live in your home, pay the mortgage, property taxes and property insurance, and maintain your home in good condition. While you own your home, you make no monthly payments to Unison of any kind. Unison has no ownership or occupancy rights, but does have a second lien position on the property.

The Unison HomeBuyer Agreement is designed to be fair and minimize its impact on the way you purchase, manage and live in your home.

End

The Unison HomeBuyer Agreement typically ends when you decide to sell your home. It can also end by reaching its 30-year term, or if you and your spouse or partner both pass away. When any of these events occurs, our return on our investment is calculated based on the value of your home at that time. That value, which we call the Ending Agreed Value, is typically equal to the sale price when you sell your home, or it may be determined by an appraisal conducted by a Unison-approved independent third-party appraisal firm.

The change in value of your home during the term of the Unison HomeBuyer Agreement is equal to the difference between the Ending Agreed Value and the Original Agreed Value. Our return on our investment is determined by the change in value of your home.

Our return on our investment can be positive or negative. If your home increases in value during the term of the Unison HomeBuyer Agreement, we will make money on our investment. If your home decreases in value during the term of the Unison HomeBuyer Agreement, we will typically lose money on our investment. The maximum amount that we can lose is the entire amount of the Unison Down Payment, which is the investment we made at the start. Special conditions that offset our loss apply if you sell your home during the first three years of your Unison HomeBuyer Agreement.

Once we receive our return on investment at the end of the Unison HomeBuyer Agreement, we have no further interest in your property, and the Unison HomeBuyer Agreement ends.

Key Concept:

The Unison HomeBuyer Agreement is based on equity sharing, but it is very important to understand that Unison does not share in all of the equity in your home. Unison's return on its investment comes ONLY from sharing in the change in value of your home, up or down. We don't share in additional equity you build over time by paying down your mortgage. We also don't share in additional equity you may create by remodeling your home. With Unison HomeBuyer, your home is still a solid investment.



Your neighborhood of choice, an easy commute, the schools you desire, comfort and space, cash after closing, lower monthly payments, and peace of mind. These things matter, and Unison HomeBuyer can make them possible.

Many different Unison HomeBuyer transaction structures are possible.

We present the two most common as examples. Both assume that you purchase a home for \$500,000, and decide to sell ten years later.



Start with 20% Down



Start with 25% Down

- › You get an **80%, \$400,000** mortgage from a lender.
- › A **20%, \$100,000** down payment is required.
- › You provide **50%** of the down payment by investing **\$50,000** in your home.
- › Unison provides the other **50%** of the down payment by investing **\$50,000** in your home.
- › In exchange, Unison will typically earn a return on its investment equal to a 35% share of the change in value of your home, up OR down, when you sell.

- › You get a **75%, \$375,000** mortgage from a lender.
- › A **25%, \$125,000** down payment is required.
- › You provide **50%** of the down payment by investing **\$62,500** in your home.
- › Unison provides the other **50%** of the down payment by investing **\$62,500** in your home.
- › In exchange, Unison will typically earn a return on its investment equal to a 43.75% share of the change in value of your home, up OR down, when you sell.



End

For each of the two examples, we present three possible outcomes when you sell.

- ▲ Your home increases in value. You and Unison share in the gain.
- ▼ Your home decreases in value. You and Unison share in the loss.
- = Your home does not change in value. There is no gain or loss to share.

When we share a 20% down payment 50/50, we typically share in 35% of the change in value.

Example 1

Start

Purchase Price (<i>Original Agreed Value</i>)	\$500,000
Loan Amount	\$400,000
20% Down Payment	\$100,000
Your Investment	\$50,000
Our Investment (<i>Unison Down Payment</i>) ¹	\$50,000
Your Share Of Profit Or Loss	65%
Our Share Of Profit Or Loss (Investor Percentage)	35%

End (Assumes 10 years later)

			Share of Change in Value		Distribution of Gross Sale Proceeds		
	Sale Price	Change in Value	Unison	You	To Lender ²	To Unison	To You ³
▲ Increase In Value	\$550,000	Increase of \$50,000	+\$17,500	+\$32,500	\$315,000	\$67,500 <small>\$50,000 invested plus \$17,500 profit</small>	\$167,500
▼ Decrease In Value	\$450,000	Decrease of \$50,000	-\$17,500	-\$32,500	\$315,000	\$32,500 <small>\$50,000 invested minus \$17,500 loss</small>	\$102,500
= No Change In Value	\$500,000	\$0	\$0	\$0	\$315,000	\$50,000 <small>\$50,000 invested No Profit</small>	\$135,000

- 1. At closing you will pay all transaction costs, including third party fees (such as credit and appraisal reports, and title and escrow fees), any lender origination fees, and a Unison transaction fee. This will increase the amount of cash you need to contribute to the purchase transaction at closing.
- 2. When you sell your home you will be responsible for repaying any outstanding balance on your mortgage in full from your portion of the sales proceeds. The Unison HomeBuyer Agreement has no impact on this - you would have to pay these expenses whether you have a Unison HomeBuyer Agreement or not. In both examples we assume a 30 year loan, 4% interest rate, and ten year holding period, and we round to the nearest \$5,000. In Example 1 above, making ten years of monthly loan payments brings the loan balance down by \$85,000, to \$315,000. In Example 2 (on the following page), ten years of monthly loan payments brings the loan balance down by \$80,000, to \$295,000.
- 3. When you sell your home you will also be responsible for paying all selling costs, including brokerage commissions, which can typically amount to 6-9% of the sale price, from your portion of the sales proceeds. Selling costs are not shown in the examples. The Unison HomeBuyer Agreement has no impact on this - you would have to do this whether you have a Unison HomeBuyer Agreement or not. If the sales proceeds are not sufficient to pay the mortgage balance, whatever amount is due to Unison, and the selling costs, you will be required to make up any shortfall. For example, assuming selling costs of 7.5% and a sale price of \$550,000, your selling costs would be \$41,250. If your Unison HomeBuyer Agreement is settled other than by sale of your home, such costs will not apply.

When we share a 25% down payment 50/50, we typically share in 43.75% of the change in value.

Example 2

Start

Purchase Price (<i>Original Agreed Value</i>)	\$500,000
Loan Amount	\$375,000
25% Down Payment	\$125,000
Your Investment	\$62,500
Our Investment (<i>Unison Down Payment</i>) ¹	\$62,500
Your Share Of Profit Or Loss	56.25%
Our Share Of Profit Or Loss (Investor Percentage)	43.75%

End (Assumes 10 years later)			Share of Change in Value		Distribution of Gross Sale Proceeds		
	Sale Price	Change in Value	Unison	You	To Lender ²	To Unison	To You ³
▲ Increase In Value	\$550,000	Increase of \$50,000	+\$21,875	+\$28,125	\$295,000	\$84,375 \$62,500 invested plus \$21,875 profit	\$170,625
▼ Decrease In Value	\$450,000	Decrease of \$50,000	-\$21,875	-\$28,125	\$295,000	\$40,625 \$62,500 invested minus \$21,875 loss	\$114,375
= No Change In Value	\$500,000	\$0	\$0	\$0	\$295,000	\$62,500 \$62,500 invested No Profit	\$142,500

In every case you benefit:

- › Unison HomeBuyer helps you buy the home you want.
- › You make no payments to Unison until you sell.
- › If the value of your home does not change, we make no profit, so you benefit from the use of our money at no cost.
- › If the value of your home decreases, you benefit by sharing the loss with us, which means the payment made to us at sale is less than the amount we originally invested.
- › If the value of your home increases, we make a profit, and you do too.

1. See footnote 1 on previous page.

2. See footnote 2 on previous page.

3. See footnote 3 on previous page.

Expenses You Pay When You Sell Your Home

When you sell your home, you are responsible for paying off your mortgage and any other amounts secured by your home. You are also responsible for paying all costs associated with the sale, including brokerage commissions. The Unison HomeBuyer Agreement has no impact on this — you would have to pay these costs with or without a Unison HomeBuyer Agreement. If the proceeds from the sale are not sufficient to pay all of these costs, plus whatever amount is due to Unison, you are required to make up any difference. If your Unison HomeBuyer Agreement is settled other than by sale of your home, selling costs will not apply.

Requesting Special Termination

After the first three years, you have the right to end your Unison HomeBuyer Agreement at any time before the end of its natural term without selling your property by requesting a Special Termination. To do this, a Unison-approved independent third-party appraisal management firm selects an appraiser who determines the market value of your property. You make a payment to Unison equal to the amount of the Unison Down Payment, plus the profit, if any, Unison would have made if you had sold your home for the appraised value. Upon receiving the payment, the Unison HomeBuyer Agreement ends and Unison has no further interest in your property.

Remodeling Adjustment

Remodeling can increase both the enjoyment of your home and its value. Many of our clients have used cash provided by Unison to pay for home improvements.

Unison's return on a Unison HomeBuyer investment is based on the change in value of the home, but it would not be fair if Unison shared in value created by home improvements paid for by the homeowner. Therefore, the Unison HomeBuyer Agreement allows you to get full credit for any increased market value created by your home improvements.

If you remodel your home in accordance with the provisions of the Unison HomeBuyer Agreement, when you sell your

home you can apply for a Remodeling Adjustment. The Remodeling Adjustment allocates 100% of the increase in home value to you at the end of the Unison HomeBuyer Agreement, so that Unison does not share in the increase in value attributable to your remodeling in any way.

It is important to note that the cost of your remodeling project is not used to determine the amount of the Remodeling Adjustment. It is based on the portion of your home's value that is attributable to your remodeling project at the time you sell. Remodeling projects frequently increase the value of your home by an amount that is substantially less than what the remodeling cost you. For example, adding a new bedroom and bath may increase the value of your home by 80% of the cost of the project. On the other hand, adding an in-ground pool might only increase the value by 10% of its cost. An appraisal by a Unison-approved independent third-party appraisal firm determines the amount of the Remodeling Adjustment. A Remodeling Adjustment will be applied only if you sell your home or otherwise terminate your Unison HomeBuyer Agreement after the third year anniversary date.

Deferred Maintenance Adjustment

During the term of the Unison HomeBuyer Agreement, it is your responsibility to maintain your property in good condition, subject to normal wear-and-tear. If you do not, when the Unison HomeBuyer Agreement ends the value of your property will most likely be less than it would have been if it had been properly maintained. When this is the case, a Deferred Maintenance Adjustment may apply. Since the loss in value would be due to your failure to maintain the property, the Deferred Maintenance Adjustment allocates that loss to you, so that we do not share in it. Unison is committed to a fair process to determine the appropriate adjustment. For example, if you decide to sell your home 10 years after entering into a Unison HomeBuyer Agreement, and the value of the home is \$20,000 less than it should be due to extensive termite damage, we would have the right to make a Deferred Maintenance Adjustment. This adjustment would allocate the \$20,000 loss in value to you, since your action (or inaction) caused the loss in value, rather than market forces. The amount of the Deferred Maintenance

Adjustment is determined by one or more independent third-party appraisals, inspections or repair estimates.

Not For Short-Term Buyers

The Unison HomeBuyer Agreement is not intended to be a source of short-term financing for home buyers, and we do not recommend it for anyone who does not intend to own their home for at least three years. Nor is the Unison HomeBuyer Agreement intended to be used by property speculators or “flippers” who seek to buy and sell properties for short term profit. Unison hopes to earn a fair return on the investments it makes in properties with Unison HomeBuyer Agreements. For this to happen, the values of those properties must rise, and it typically takes time for that to occur. For this reason:

- › Your right to request a Special Termination begins after the third year anniversary of your Unison HomeBuyer Agreement.
- › The Remodeling Adjustment is not available until after the third year anniversary of your Unison HomeBuyer Agreement.
- › If you sell your home during the first three years of the Unison HomeBuyer Agreement, and your home's value has declined, Unison will not share in the loss.

Trusts & Wills

You can hold title to your property in the name of trustees of a revocable inter vivos family trust if at least one trustor resides in the home and all trustees and trustors sign the Unison HomeBuyer Agreement. If the Unison HomeBuyer Agreement is still in effect upon your (and your spouse or partner's) passing, your heirs are required to end the Unison HomeBuyer Agreement by selling the home or by otherwise settling the Unison investor interest based on the value of your home at that time.

You get full credit for any market value created by your home improvements.



Buying a home with a Unison HomeBuyer home ownership investment is typically as fast and easy as buying without Unison HomeBuyer.

Buying a Home with a Unison HomeBuyer Agreement - Process Steps

STEP 1 Pre-Qualifying

- › Prequalifying is quick and easy - just a brief phone call with a Unison HomeBuyer Program Specialist who will ask you some basic questions about credit, down payment funds available, and the type and location of property you are looking to buy. The Program Specialist will also answer any questions you have about Unison HomeBuyer.
- › If you prequalify and choose to proceed, you will receive an Application Package. If you are not already working with a participating lender, we will introduce you to one. Your Program Specialist will be available to help you with the application process. You will also receive a Unison HomeBuyer Program Guide, which contains a fully detailed description of the program.

STEP 2 Education & Application

- › You will participate in the mandatory Unison HomeBuyer education process.
- › You submit your loan application to the lender and your Unison HomeBuyer Application to Unison. The lender will follow its standard procedures with respect to the processing of your loan. Unison will separately and concurrently process your Unison HomeBuyer application.
- › Please note that participating lenders receive no fees from Unison for their participation and vice versa. The lender's decision to extend credit and any fees charged to you by the lender are entirely independent of Unison.

STEP 3 Shopping For A Home

- › As you shop for a home with your real estate agent, it is important to notify Unison about properties you are interested in to ensure they pre-qualify for Unison HomeBuyer. When you find a property you want, once you have pre-qualified it with Unison, your agent can submit an offer to the seller.

STEP 4. Processing, Underwriting & Approval

- › When a seller accepts your offer, you will provide the lender and Unison with a copy of the ratified purchase contract and other documentation related to the sale. The lender will obtain a preliminary title report and property appraisal and you will provide the lender and Unison with any additional documentation they require.
- › Unison and the lender will each conduct their own underwriting but with your permission may coordinate the sharing of information to streamline the process.
- › Upon approval, Unison and the lender will each provide you with a separate approval or commitment. Unison's commitment will consist of a conditional approval package outlining proposed terms and conditions of the Unison HomeBuyer Agreement and containing an estimate of fees associated with it that are to be paid at closing, including third-party title, settlement and escrow fees and a transaction fee payable to Unison. To proceed, you will review, sign and return the approval package.

STEP 5. Closing

- › Closing will occur with an escrow agent or closing attorney in accordance with the customary practice in your area. Unison and the lender will each deliver a package of closing documents and escrow instructions to the escrow agent. The escrow agent will schedule a signing appointment with you.
- › Prior to the signing, you will receive final closing statements containing the exact dollar amounts involved in the transaction. You, Unison and the lender will deposit funds into the escrow account, you will sign all of the transaction documents and the escrow agent will close the transaction.
- › The process described above may vary somewhat depending on the specific participating lender providing the loan or local customs.

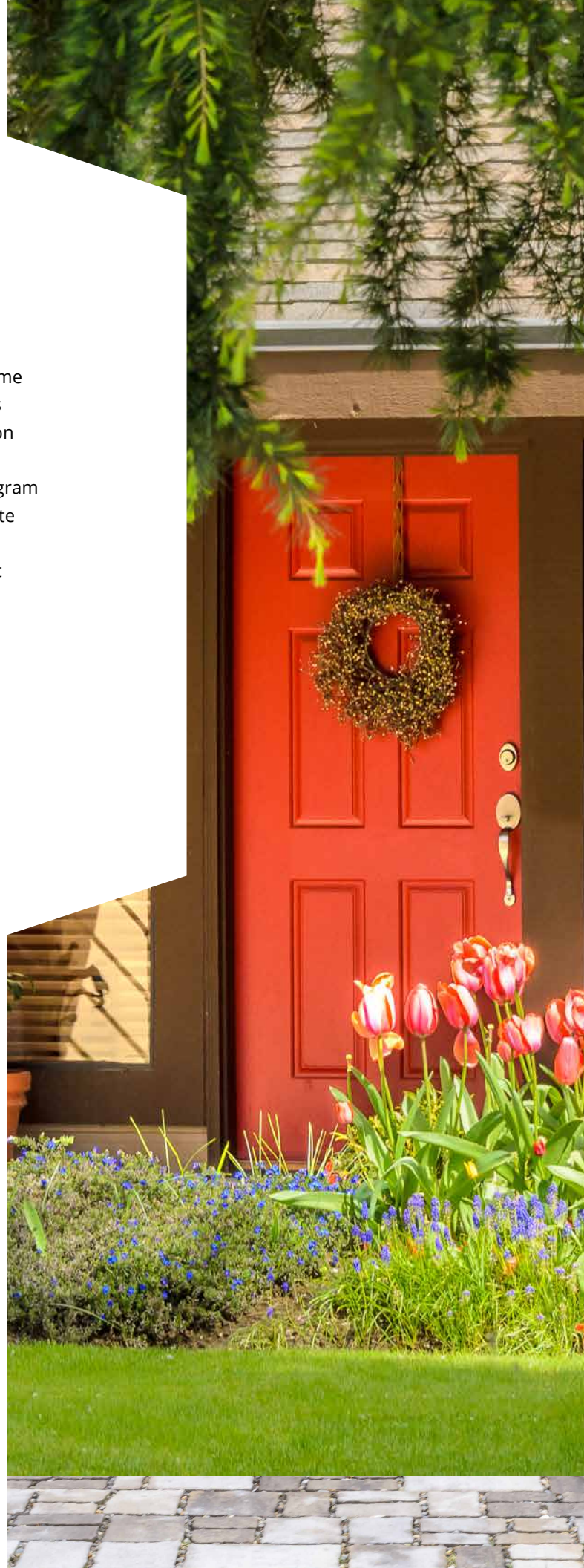
Unison HomeBuyer Education

Education is not a “step” but is essential and required for all home buyers. It is very important that you understand fully the terms and conditions of the Unison HomeBuyer Agreement. Education includes reviewing the Unison HomeBuyer Program Guide and legal documents and multiple conversations with a Unison Program Specialist. All buyers should speak with their financial, tax, estate planning and legal advisors, and family or other heirs, before obtaining Unison HomeBuyer funding. Your Program Specialist will be happy to discuss Unison HomeBuyer with them as well.

What to do next:

Call 1-800-760-5100

There is no obligation, cost or sales pressure. Unison is committed to openness, transparency and honesty in all aspects of our business.





Unison

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Unison is a San Francisco-based company that is pioneering a new way to fund home purchases. We are a team of financial and real estate professionals who are committed to helping home buyers get the home they want.

With our Unison HomeBuyer program, we partner with individuals and invest alongside them in their home, contributing up to half of the down payment. In return, we receive a share of the appreciation in the home's value at the time it is sold. As a true partner, we share both the upside and downside risk with the home owner. For current home owners, our Unison HomeOwner program allows them to tap into their home equity without paying any interest or monthly payments.

The focus of our Unison HomeBuyer program is on expanding the opportunities available to home buyers and giving them the flexibility to purchase the home they really want. Our home ownership investment can give home buyers more purchasing power, reduce their monthly mortgage payment, or allow them to purchase with less of their own money down. Unison is dedicated to providing consumers with the partnership and support needed to buy the home that will enrich their lives.

Learn about the Unison HomeBuyer Agreement and see if it may be right for you. Call 1.800.760.5100 to speak with a Unison HomeBuyer Program Specialist.

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Contact Unison to ensure you have the latest information.