

SALE ANNOUNCEMENT

\$77 Million Residential Mortgage Loan Sale

LOAN TYPES:	First Lien Residential Mortgage Loans
LOCATIONS:	Nationwide (main states IL, WI, and AZ)
PERFORMANCE:	Seasoned Performing, Re-Performing, and Non-Performing

OVERVIEW

\$77,000,000 (Approximate Current Balance or Total Unpaid Principal Balance) Residential Mortgage Loan Sale (the “Loan Sale”) Being Conducted by Mission Capital Advisors, LLC (“Mission Capital” or “Loan Sale Advisor”) on behalf of an **undisclosed seller** (the “Seller”).

LOAN SALE STRUCTURE

Mission Capital has been retained as the exclusive Loan Sale Advisor to the Seller for the sale of first lien performing and non-performing residential mortgage loans, some of which have been previously modified (the “Loans,” “Assets” or collectively, the “Portfolio”).

Mission Capital is soliciting indicative bids from prospective bidders (the “Prospective Bidders”) for the entire portfolio as detailed in the portfolio summary below. Mission Capital and the Seller, at the Seller’s sole and absolute discretion, will then invite two or more bidders (the “Final Bidders”) to complete final due diligence and submit non-contingent final bids for all of the Assets. The Portfolio is currently owned and serviced by Seller, and is being offered on a servicing-released basis.

Seller desires to sell and **Prospective Bidder’s bid must be for 100% of the Loans offered in the Portfolio** (Seller will not entertain exceptions);

PORTFOLIO SUMMARY

See below for a summary of the Portfolio.

MCA Performance Status	Count	Total UPB ⁽¹⁾	Interest Bearing Balance	WA Coupon
Performing	647	68,602,743	\$67,410,160	3.884%
Non-Performing	78	8,822,951	\$8,822,951	4.581%
Grand Total	725	77,425,694	\$76,233,111	3.964%

(1) Total Balance includes Deferred Balance

Exhibit A contains detailed stratifications for the Loans contained in this offering.

HIGHLIGHTS

The highlights of the Loan Sale are as follows:

- Top 3 states (79.7%) where properties securing the Loans are located include IL, WI, and AZ;
- Portfolio highlights include:
 - Portfolio is comprised of first liens;
 - Average Total UPB of \$106,794, 3.964% WAC, 682 Current FICO, WA Remaining Term of 279 months, WA Current LTV of 70.8%;
- Assets will be sold on an as-is, where-is basis subject only to those representations and warranties noted herein, and Final Bidders will be required to provide comments to the loan sale agreement (the “Loan Sale Agreement”) in advance of the final bid date.

TIMELINE

The transaction contemplated herein has been scheduled as follows:

LOAN SALE TIMELINE	
EVENT	DATE
Cutoff Date	Monday, December 31, 2018
Sale Announcement Distributed	Thursday, January 3, 2019
Initial Data Distribution	Friday, January 4, 2019
Indicative Bid Date	Thursday, January 24, 2019
Final Bidders Selected	Friday, January 25, 2019
Final Bidder Diligence Begins	Monday, January 28, 2019
Best & Final Bid Date	Tuesday, February 19, 2019
Winning Bidder Selected	Wednesday, February 20, 2019
Winning Bidder Commences Onsite Confirmatory Collateral Review	Friday, February 22, 2019
Closing Date & Servicing Transfer	Friday, March 22, 2019

LOAN SALE PROCESS

The Seller, in conjunction with Mission Capital, has prepared a comprehensive set of deal materials (the “Deal Materials”) that will be made available to Prospective Bidders executing the Confidentiality Agreement, which can be accessed on the offering email or by visiting www.market.missioncap.com. Included in the Deal Materials will be loan-level data loan sale overview and bidding rules, title searches, compliance results, and collateral exception report. Prospective Bidders must execute the Confidentiality Agreement prior to review of the Deal Materials. **Prospective Bidders will be provided Deal Materials via Mission Capital’s online due diligence site and be required to designate individuals to whom Deal Materials access should be granted subject to the Confidentiality Agreement.**

PLEASE RETURN EXECUTED CONFIDENTIALITY AGREEMENT (OR PROPOSE CHANGES IN REDLINE FORMAT) TO NDA@MISSIONCAP.COM. Please note that e-signatures will be processed in top priority.

After receipt of indicative bids, Mission Capital, in conjunction with the Seller, will select multiple Final Bidders to complete final due diligence for all of the Loans in each Pool before submitting non-contingent final bids—the acceptance of which by Seller will require immediate execution of a pre-negotiated Asset Sale Agreement by the winning Final Bidder.

The entity or entities that will service the Loans beginning on the Closing Date must be identified at the time of the initial bid. The servicer engaged by the Prospective Bidders must have a demonstrated history of residential mortgage loan servicing, including the management of obligations related to loss mitigation, bankruptcy and foreclosure and other litigation matters. Any and all servicers proposed by the Prospective Bidders may be subject to further due diligence review by the Seller, including an on-site review, prior to acceptance of a final bid.

During final due diligence, additional Deal Materials will be provided to Final Bidders. Included in such additional Deal Materials will be supplementary loan-level information, collection comments, payment histories, collateral files, a collateral inventory report, compliance audit results, Loan Sale Agreement, and other servicing data and credit files. **Final Bidders will be able to access all Deal Materials during the Final Bidder due diligence period.**

The servicing transfer will occur on the Closing Date. The Seller will continue to service the Loans during the period between Portfolio Awarded Date and Closing Date (per Loan Sale timeline), during which period it will possess the ability to perform loan modifications, loss mitigation, foreclosure alternatives, in each case, in accordance with its policies and regulatory obligations. The Seller may implement new loss mitigations after the Portfolio Awarded Date and prior to the Closing Date, consistent with its policies and regulatory obligations. If Seller does not advise the winning bidder of such new loss mitigation activity, then the related Loans may be subject to repricing or repurchase pursuant to the terms of the Loan Sale Agreement.

All inquiries should be directed through Mission Capital at the contacts contained herein. Neither the Seller nor borrowers are to be contacted. Bidders are required to strictly adhere to the terms of the Confidentiality Agreement.

REPRESENTATIONS & WARRANTIES

The Seller will make their required form of Loan Sale Agreement available for review to Final Bidders. Pursuant to the Loan Sale Agreement, the Seller is selling the Assets subject only to those warranties and representations explicitly stated in the Loan Sale Agreement and will be sold on an **as-is, where-is** basis.

Seller will be providing the following main representations and warranties:

- Corporate: a) duly organized and in good standing, b) authority to sell, c) enforceability, d) no conflict, e) no pending litigation, f) no consent required; and
- Loan-Level: a) sole beneficial and legal owner (title), b) no satisfaction of first lien mortgage, c) validity and enforceability of first lien mortgage, d) serviced in accordance with applicable servicing practices, e) title insurance coverage for first lien mortgage, f) collateral inventory report, g) any lines of credit are permanently suspended, and h) mortgage loan schedule true & correct.

No other Seller representations or warranties, either expressed or implied, shall apply, and it being expected that each Prospective Bidder will conduct and rely on its own due diligence. Prospective Bidders must be prepared to—and any Final Bidder awarded a Pool or Portfolio will be obligated to—continue to comply with Home Affordable Modification Program (“HAMP”) on those loans subject to HAMP, if applicable.

RESERVATION OF RIGHTS

The Seller, at its sole and absolute discretion, reserves the right to, at any time and without obligation to any Prospective Bidder:

- Alter, amend, or supplement the terms and conditions of the Loan Sale or Deal Materials;
- Withdraw any or all the Assets or from the Loan Sale prior to awarding the bid;
- Withdraw Assets after the awarding of the bid subject to the terms of the Loan Sale Agreement;
- Extend any deadline or timeframe;
- Accept any bid in accordance with the bidding rules, whether or not it is the highest bid, waive any technical defects therein and/or reject any and all bids;
- Terminate discussions and negotiations with any Prospective Bidder at any time and for any reason; and
- Not award the Portfolio and reject any or all bids.

DISCLAIMER

THIS SALE ANNOUNCEMENT HAS BEEN PREPARED TO ASSIST THE RECIPIENT IN DECIDING WHETHER TO PROCEED WITH FURTHER INVESTIGATION OF THE ASSETS. WHILE THE INFORMATION INCLUDED HEREIN IS BELIEVED TO BE ACCURATE AND RELIABLE, SELLER, MISSION CAPITAL AND THEIR RESPECTIVE SUBSIDIARIES, AFFILIATES, AGENTS, ASSIGNEES, OFFICERS, TRUSTEES, DIRECTORS, SERVICERS AND EMPLOYEES MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, INCLUDING BUT NOT LIMITED TO THE VALIDITY OR PRIORITY OF ANY LIENS AND THE VALUE OF ANY COLLATERAL. ONLY THOSE REPRESENTATIONS AND WARRANTIES THAT ARE MADE BY THE SELLER TO A PROSPECTIVE BIDDER IN A DEFINITIVE, EXECUTED LOAN SALE AGREEMENT SHALL HAVE ANY LEGAL EFFECT.

MISSION CAPITAL CONTACTS

Asset Sale**Discussions & Data**

Michael Britvan
mbritvan@missioncap.com
O: 212-925-6692

Steven Bivona
sbivona@missioncap.com
O: 212-925-6692

Due Diligence

Debbie Johnston
djohnston@missioncap.com
O: 512-327-0101

Jonathan Schwartz
jschwartz@missioncap.com
O: 212-925-6692

Asset Sale Discussions

Luis Vergara
lvergara@missioncap.com
O: 212-925-6692

Dwight Bostic
dbostic@missioncap.com
O: 512-327-0101

William David Tobin
dtobin@missioncap.com
O: 212-925-6692

Joe Runk
jrunk@missioncap.com
O: 561-622-7022

Stephen Emery
semery@missioncap.com
O: 212-925-6692

EXHIBIT A – PORTFOLIO STRATIFICATIONS

Data as of 9/30/2018

MCA Performance Status	Count	Total UPB	% Total UPB	Average UPB	Interest Bearing Balance	WA Coupon	Original UPB	WA Loan Age	WA Rem Term	WA Current FICO	WA Current LTV ⁽¹⁾	% Current	WA Days Past Due
Performing	647	68,602,743	88.6%	\$106,032	\$67,410,160	3.884%	\$84,877,048	148	287	695	70.7%	92.9%	3
Non-Performing	78	8,822,951	11.4%	\$113,115	\$8,822,951	4.581%	\$11,492,187	118	218	578	71.4%	0.0%	130
Grand Total	725	77,425,694	100.0%	\$106,794	\$76,233,111	3.964%	\$96,369,236	144	279	682	70.8%	82.3%	17

Lien Position	Count	Total UPB	% Total UPB	Average UPB	Interest Bearing Balance	WA Coupon	Original UPB	WA Loan Age	WA Rem Term	WA Current FICO	WA Current LTV ⁽¹⁾	% Current	WA Days Past Due
1	725	77,425,694	100.0%	\$106,794	\$76,233,111	3.964%	\$96,369,236	144	279	682	70.8%	82.3%	17
Grand Total	725	77,425,694	100.0%	\$106,794	\$76,233,111	3.964%	\$96,369,236	144	279	682	70.8%	82.3%	17

Balance Bucket	Count	Total UPB	% Total UPB	Average UPB	Interest Bearing Balance	WA Coupon	Original UPB	WA Loan Age	WA Rem Term	WA Current FICO	WA Current LTV ⁽¹⁾	% Current	WA Days Past Due
\$0,000 - \$50,000	268	7,042,852	9.1%	\$26,279	\$6,995,284	4.273%	\$13,228,088	153	233	663	39.5%	89.3%	63
\$50,000 - \$100,000	197	14,651,111	18.9%	\$74,371	\$14,592,184	4.143%	\$18,965,069	150	272	666	64.3%	80.1%	14
\$100,000 - \$150,000	114	14,096,544	18.2%	\$123,654	\$13,810,335	3.822%	\$16,895,149	148	284	684	67.9%	84.9%	9
\$150,000 - \$200,000	58	10,122,516	13.1%	\$174,526	\$9,948,245	4.048%	\$11,835,844	144	296	683	71.7%	81.0%	14
\$200,000 - \$250,000	32	7,261,978	9.4%	\$226,937	\$7,049,067	3.759%	\$7,379,291	143	304	700	74.7%	90.5%	7
\$250,000 - \$300,000	18	4,879,990	6.3%	\$271,111	\$4,620,441	3.606%	\$5,750,591	140	304	695	104.1%	72.3%	29
> \$300,000	38	19,370,703	25.0%	\$509,755	\$19,217,554	3.937%	\$22,315,204	136	274	690	78.1%	79.7%	12
Grand Total	725	77,425,694	100.0%	\$106,794	\$76,233,111	3.964%	\$96,369,236	144	279	682	70.8%	82.3%	17

Rate Bucket	Count	Total UPB	% Total UPB	Average UPB	Interest Bearing Balance	WA Coupon	Original UPB	WA Loan Age	WA Rem Term	WA Current FICO	WA Current LTV ⁽¹⁾	% Current	WA Days Past Due
< 3.01%	138	17,144,452	22.1%	\$124,235	\$15,951,869	2.108%	\$20,485,070	143	358	711	69.5%	95.8%	14
3.01% - 3.50%	48	6,111,806	7.9%	\$127,329	\$6,111,806	3.407%	\$6,892,033	147	320	694	70.9%	88.3%	17
3.51% - 4.00%	153	16,616,662	21.5%	\$108,606	\$16,616,662	3.811%	\$20,472,565	154	311	702	75.6%	87.4%	13
4.01% - 4.50%	123	11,685,337	15.1%	\$95,003	\$11,685,337	4.255%	\$15,072,510	141	277	675	69.8%	85.0%	14
4.51% - 5.00%	125	14,646,230	18.9%	\$117,170	\$14,646,230	4.802%	\$18,648,473	136	228	650	76.7%	62.9%	22
5.01% - 5.50%	94	8,382,241	10.8%	\$89,173	\$8,382,241	5.236%	\$10,802,544	147	178	664	51.9%	81.9%	13
5.51% - 6.00%	12	687,728	0.9%	\$57,311	\$687,728	5.808%	\$1,020,735	161	158	652	63.5%	52.4%	59
> 6.00%	32	2,151,238	2.8%	\$67,226	\$2,151,238	7.669%	\$2,975,306	135	78	596	68.8%	47.4%	69
Grand Total	725	77,425,694	100.0%	\$106,794	\$76,233,111	3.964%	\$96,369,236	144	279	682	70.8%	82.3%	17

(1) LTV REPRESENTS HPI VALUE

EXHIBIT A – PORTFOLIO STRATIFICATIONS

Data as of 9/30/2018

FICO Bucket	Count	Total UPB	% Total UPB	Average UPB	Interest Bearing Balance	WA Coupon	WA Original UPB	WA Loan Age	WA Rem Term	WA Current FICO	WA Current LTV ⁽¹⁾	% Current	WA Days Past Due
< 600	154	14,773,093	19.1%	\$95,929	\$14,703,320	4.461%	\$18,763,502	131	251	562	66.7%	40.3%	56
600 - 650	120	13,606,436	17.6%	\$113,387	\$13,413,562	4.373%	\$17,423,499	142	253	629	67.8%	78.0%	14
650 - 700	161	14,555,973	18.8%	\$90,410	\$14,346,424	3.903%	\$18,400,930	148	284	678	65.8%	93.0%	8
700 - 750	157	16,079,397	20.8%	\$102,417	\$15,636,613	3.696%	\$19,687,481	151	292	721	69.6%	97.5%	9
750 - 800	79	10,454,544	13.5%	\$132,336	\$10,321,894	3.555%	\$12,806,985	147	314	772	89.9%	100.0%	0
> 800	44	6,845,122	8.8%	\$155,571	\$6,709,164	3.383%	\$7,902,578	157	307	827	68.3%	98.7%	4
NAV	10	1,111,129	1.4%	\$111,113	\$1,102,133	4.329%	\$1,384,261	104	223	NAV	73.2%	66.2%	37
Grand Total	725	77,425,694	100.0%	\$106,794	\$76,233,111	3.964%	\$96,369,236	144	279	682	70.8%	82.3%	17

Vintage	Count	Total UPB	% Total UPB	Average UPB	Interest Bearing Balance	WA Coupon	WA Original UPB	WA Loan Age	WA Rem Term	WA Current FICO	WA Current LTV ⁽¹⁾	% Current	WA Days Past Due
Pre-2003	90	5,355,604	6.9%	\$59,507	\$5,328,155	3.989%	\$7,760,339	210	282	680	55.5%	88.6%	33
2003	58	5,210,404	6.7%	\$89,835	\$5,117,610	3.772%	\$6,337,370	181	305	697	65.7%	88.4%	31
2004	88	8,332,446	10.8%	\$94,687	\$8,165,554	3.848%	\$9,922,096	169	297	705	67.8%	93.3%	9
2005	112	11,355,330	14.7%	\$101,387	\$11,266,373	4.132%	\$14,376,898	158	268	684	63.3%	86.4%	14
2006	130	15,019,568	19.4%	\$115,535	\$14,612,372	3.616%	\$18,706,488	146	280	699	66.4%	89.6%	8
2007	100	14,878,395	19.2%	\$148,784	\$14,662,296	4.042%	\$17,980,506	134	278	696	91.2%	84.1%	12
2008	58	9,552,023	12.3%	\$164,690	\$9,432,101	4.251%	\$12,197,091	123	271	649	71.6%	66.7%	22
Post-2008	89	7,721,926	10.0%	\$86,763	\$7,648,649	4.113%	\$9,088,447	69	269	626	65.9%	57.8%	34
Grand Total	725	77,425,694	100.0%	\$106,794	\$76,233,111	3.964%	\$96,369,236	144	279	682	70.8%	82.3%	17

Remaining Term Bucket	Count	Total UPB	% Total UPB	Average UPB	Interest Bearing Balance	WA Coupon	WA Original UPB	WA Loan Age	WA Rem Term	WA Current FICO	WA Current LTV ⁽¹⁾	% Current	WA Days Past Due
< 120	88	6,906,111	8.9%	\$78,479	\$6,906,111	5.041%	\$10,646,042	145	65	668	96.0%	78.1%	72
120 - 180	28	2,340,696	3.0%	\$83,596	\$2,340,696	4.155%	\$3,417,910	139	154	647	58.3%	59.3%	40
180 - 240	209	20,901,787	27.0%	\$100,009	\$20,901,787	4.729%	\$27,171,396	146	217	657	59.8%	68.1%	19
240 - 300	53	6,016,573	7.8%	\$113,520	\$6,016,573	4.201%	\$7,324,279	121	261	655	75.4%	67.4%	23
300 - 360	278	31,189,917	40.3%	\$112,194	\$31,005,733	3.611%	\$37,041,589	147	330	699	73.5%	91.7%	7
> 360	69	10,070,610	13.0%	\$145,951	\$9,062,210	2.382%	\$10,768,019	148	440	714	72.0%	100.0%	0
Grand Total	725	77,425,694	100.0%	\$106,794	\$76,233,111	3.964%	\$96,369,236	144	279	682	70.8%	82.3%	17

Mod Flag	Count	Total UPB	% Total UPB	Average UPB	Interest Bearing Balance	WA Coupon	WA Original UPB	WA Loan Age	WA Rem Term	WA Current FICO	WA Current LTV ⁽¹⁾	% Current	WA Days Past Due
Y	558	57,638,718	74.4%	\$103,295	\$56,446,134	3.709%	\$70,270,133	152	304	704	72.8%	93.7%	6
N	167	19,786,977	25.6%	\$118,485	\$19,786,977	4.691%	\$26,099,103	122	208	615	65.3%	49.0%	52
Grand Total	725	77,425,694	100.0%	\$106,794	\$76,233,111	3.964%	\$96,369,236	144	279	682	70.8%	82.3%	17

(1) LTV REPRESENTS HPI VALUE

EXHIBIT A – PORTFOLIO STRATIFICATIONS

Data as of 9/30/2018

Property Type	Count	Total UPB	% Total UPB	Average UPB	Interest Bearing Balance	WA Coupon	WA Original UPB	WA Loan Age	WA Rem Term	WA Current FICO	WA Current LTV ⁽¹⁾	% Current	WA Days Past Due
1-4 Family	670	71,465,652	92.3%	\$106,665	\$70,312,061	3.958%	\$89,076,824	144	286	682	68.0%	82.1%	14
Condo	32	3,205,385	4.1%	\$100,168	\$3,196,390	4.319%	\$3,888,960	141	256	669	134.9%	79.7%	16
NAV	18	2,421,433	3.1%	\$134,524	\$2,391,436	3.557%	\$2,906,252	148	128	688	59.3%	89.9%	107
Manufactured Home w/ Land	4	276,423	0.4%	\$69,106	\$276,423	4.570%	\$384,200	174	126	694	61.1%	100.0%	0
Land	1	56,801	0.1%	\$56,801	\$56,801	6.000%	\$113,000	88	54	747	166.4%	100.0%	3
Grand Total	725	77,425,694	100.0%	\$106,794	\$76,233,111	3.964%	\$96,369,236	144	279	682	70.8%	82.3%	17

State	Count	Total UPB	% Total UPB	Average UPB	Interest Bearing Balance	WA Coupon	WA Original UPB	WA Loan Age	WA Rem Term	WA Current FICO	WA Current LTV ⁽¹⁾	% Current	WA Days Past Due
IL	273	34,472,896	44.5%	\$126,274	\$33,588,369	3.635%	\$39,996,294	149	314	699	73.5%	88.2%	15
WI	221	15,370,402	19.9%	\$69,549	\$15,201,620	4.084%	\$21,036,727	140	245	659	68.6%	82.6%	19
AZ	59	11,861,364	15.3%	\$201,040	\$11,791,718	4.089%	\$15,370,025	135	267	692	62.5%	72.9%	15
IN	60	3,097,275	4.0%	\$51,621	\$3,097,275	4.283%	\$3,940,234	144	265	635	78.3%	71.4%	25
FL	11	3,011,709	3.9%	\$273,792	\$2,942,081	4.281%	\$3,394,208	140	233	648	73.6%	96.3%	1
MN	25	2,824,508	3.6%	\$112,980	\$2,824,508	4.437%	\$3,697,836	132	276	701	66.9%	80.4%	19
MO	25	2,235,471	2.9%	\$89,419	\$2,235,471	4.342%	\$2,862,921	127	240	650	69.0%	60.9%	41
OH	23	1,692,040	2.2%	\$73,567	\$1,692,040	4.285%	\$2,264,474	174	255	668	76.2%	88.4%	8
PA	7	812,407	1.0%	\$116,058	\$812,407	5.358%	\$1,165,160	166	174	662	94.0%	59.2%	25
Other	7	789,105	1.0%	\$112,729	\$789,105	5.860%	\$977,125	160	171	626	57.6%	55.9%	42
MI	5	507,853	0.7%	\$101,571	\$507,853	4.604%	\$700,720	192	263	687	91.5%	52.4%	18
KS	6	458,603	0.6%	\$76,434	\$458,603	4.226%	\$557,512	134	224	635	67.9%	58.6%	87
GA	3	292,059	0.4%	\$97,353	\$292,059	4.173%	\$406,000	188	304	753	63.5%	100.0%	0
Grand Total	725	77,425,694	100.0%	\$106,794	\$76,233,111	3.964%	\$96,369,236	144	279	682	70.8%	82.3%	17

(1) LTV REPRESENTS HPI VALUE

IMPORTANT INFORMATION REGARDING SALE ANNOUNCEMENT

1. The information (whether written, electronic or verbal) furnished by Mission Capital and/or Seller or their affiliates or by any of their respective officers, directors, shareholders, owners, employees, contractors or agents, including that contained in this Sale Announcement is furnished solely for the purpose of a review by a Prospective Bidder of the Portfolio, and is not to be used for any other purpose or made available to any other person without the express written consent of Seller. The information is based upon information supplied by the Seller from sources it deems reasonably reliable. Summaries of any documents or materials are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual document to which they relate.
2. While the Seller has no reason to believe that the information provided herein, or in any other marketing or due diligence materials provided, contains any material inaccuracies, neither the Seller nor its affiliates, nor any of their respective officers, directors, shareholders, owners, employees, contractors or agents make any representations or warranties, expressed or implied, as to the accuracy or completeness of the information, including, without limitation, any information pertaining to the creditworthiness or financial condition of any borrower or guarantor or the value of any collateral, or as to the future performance of the Portfolio. Some of the information regarding the Loans was obtained from a third party review company and has not been independently verified by the Seller or its affiliates. Without limiting the foregoing, Prospective Bidders should make their own projections and form their own conclusions without sole reliance upon the material contained herein or provided by Seller and should conduct their own due diligence to determine the condition of any real property. Any materials made available or provided by Seller are for informational purposes only. Prospective Bidders are responsible for performing and completing their own due diligence to the extent they consider it necessary, and any decisions in taking or not taking action will be made based solely on Prospective Bidder's own analysis and without reliance on and materials provided by Seller.
3. In no event shall a Prospective Bidder have any other claims against Seller or any of its affiliates or any of their respective officers, directors, shareholders, owners, employees or agents, for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Portfolio.
4. Prospective Bidders are not to construe the contents of this Sale Announcement or any prior or subsequent communications from Seller or its affiliates or any of their respective officers, directors, shareholders, owners, employees or agents as legal, tax or other advice. Prior to submitting a bid, Prospective Bidders should consult with their own legal counsel, as well as tax and other advisors, to determine the consequences of an investment in the Portfolio and arrive at an independent evaluation of such investment. No brokerage commission or finder's fee shall be payable to any party by Seller or any affiliate or agent thereof in connection with the sale of the Portfolio unless otherwise agreed to by Seller in writing.
5. Acquisitions of Loans such as the Portfolio described herein can involve a high degree of risk and are suitable only for persons and entities of substantial financial means who have no need for liquidity and who can hold the Portfolio indefinitely and bear the partial or entire loss of the value of such Portfolio. In connection with the sale of the Portfolio as contemplated hereby, the Portfolio shall not be deemed a "security" under the Securities Act and, as such, the protections of such act will not apply to the sale of the Portfolio hereunder.