homeward

Homeward Property Listing Notice

Purchasing Fund 2025-1, LLC ("Seller") is providing this Property Listing Notice to notify ("Agent") of the listing requirements for the property described below (the "Property"). Please contact your Homeward Transaction Success Manager with any questions.

(1) Property Address: 9619 Indian Trl, Mont Belvieu, TX 77523

(2) Seller requests that Broker meet the following listing deadlines:

(a) Listing Agreement start date: May 30, 2026

(b) Target List Date on MLS: 6/12/2026

(c) Listing Agreement end date: days after the start date

(3) List Price:

(a) The starting list price for the property is . Property cannot be listed above this price without MSA approval.

(b) Bi-weekly check-ins with your Homeward Market Sale Agent are required. Please be prepared to share showing data, feedback and any prospective offers.

(c) We will adjust pricing by monitoring showings, buyer and agent feedback, competitive listings, offer activity, and local market conditions. All price adjustments must be approved by your Market Sales Agent.

(d) If at any time you believe market conditions warrant a price adjustment, please contact your Market Sale Agent for approval.

(e) The home must be listed on Showingtime/other market specific showing service and showings_feedback@homeward.com added for seller notifications.

(4) Commission will be paid as follows:

(a) Total Commission: 4.00% of Market Sale price

(b) Buy agent: 2.50% of Market Sale

(5) Property was constructed in or after 1978, so a lead-based paint disclosure is not required

(6) Broker (and the respective Agent) agrees to complete the following for the Property:

(a) Ensure all terms and conditions of the seller leaseback are complied with, including but not limited to the following:

(i) Tenant vacates the Property and removes all belongings on or prior to the expiration of the leaseback

(ii) All required walkthrough photos to verify the Property is in the same condition as it was at the time of closing are submitted to the Seller at least 24 hours prior to the leaseback expiration

(b) Ensure that the Property is in market ready condition and be prepared to show the Property to qualified buyers within 15 days after Seller purchases the Property

(c) Submit high-quality listing on the local MLS service and aggregator website within 15 days after Seller purchases the property, which includes the following:

(i) Professional photos and descriptions

(ii) Indicate no FHA buyers

(iii) Indicate Seller's preferred title company as

(iv) Appropriate disclosures and documents uploaded to MLS

1) Seller's disclosure notice

2) Any applicable disclosures based on local market

(d) Be available to check in person on the condition of the property throughout the listing period and provide detailed updates

(e) Show the Property to all qualified buyers

(f) Complete weekly communication with Seller to provide specific updates on showings and general feedback

(g) Call and verify all proof of funds or pre-approval letters provided by prospective buyers

(h) Attach Buy Agent Instructions to the MLS listing (you should receive a copy from Homeward's transaction team).

(i) Please direct buy agents to submit all offers (including the pre-approval letters) to https://app.homeward.com/agents/listings/a2ZPd000003BzXtMAK/submit-an-offer/. You will receive a copy of all offers received, along with the Homeward Transaction team.

(i) Agent is responsible for communicating the status of all offers received once Homeward has signed an executed contract on the property

(ii) Agent to verify all necessary contracts and addendums are included (including HOA)

(j) Please communicate to the buy agent 2.0% seller credit incentives if the buyer chooses to use Homeward Mortgage for their financing.

(i) Buyer may call 512-298-4319 to speak with a Loan Officer

(ii) Buyer can apply at https://apply.homewardmortgage.com/#/

(iii) See additional Homeward Mortgage Info Sheet for more information on Homeward Mortgage Offerings.

homeward

Homeward Mortgage (HWM) Info Sheet

As part of the Homeward Offer Market Sale process, Homeward offers to cover a 2.0% seller credit incentive if the buyer uses our affiliate company, Homeward Mortgage (HWM) for their financing to purchase this property. There is no obligation for buyers to use Homeward Mortgage if they choose not to take advantage of the incentive.

HWM Offerings

Homeward Mortgage (HWM) is a Homeward affiliate company built to work seamlessly with all Homeward programs. HWM offers competitive rates for most loan types, including, but not limited to:

- Conventional
- Jumbo
- FHA
- VA with the appraisal fee covered by HWM
- Non-QM (DSCR, Bank Statement, 1099 and Asset depletion)
- Down Payment Assistance with as little as 0% down.

In addition to the 2.0% seller credit offered by Homeward Inc, Homeward Mortgage also offers:

No lender fee refi: No origination fee and reduced title fees if past customer refinances with HWM

Guaranteed close date: HWM guarantees to meet the close date, or they will give the buyer a $1,000 lender credit.

VA Appraisal fee covered: HWM will cover the cost of the VA appraisal on qualified VA loans

Process

Buyer must complete the Homeward Addendum: Prior to offer acceptance, Buyer must fully execute the Homeward Addendum, even if the buyer does not intend to use Homeward Mortgage's services.

- If the buyer would like to utilize Homeward Mortgage's services and take advantage of the 2.0% seller credit, they will select Option A on the Homeward Addendum
- In the event the buyer selects Option A, please ensure the total combined seller credit (inclusive of the incentive) is disclosed as a sales concession on the contract. Note that the initial 2.0% credit is strictly contingent upon the use of Homeward Mortgage, as per the executed addendum. Any negotiated credits in excess of that 2.0% remain eligible regardless of the buyer's chosen lender.
- If the buyer is waiving the incentive and using an outside lender or buying all cash, they will select Option B or C accordingly.

Getting in contact with Homeward Mortgage: If the buyer wants to get more information from HWM or submit an application, they can reach out in the following ways:

- Email hello@homewardmortgage.com
- Call 512.298.4319 - this line is managed by the entire LO team which ensures 7 day a week coverage.
- Apply at apply.homewardmortgage.com
- Enter contact information on the Homeward Addendum and a Loan Officer will reach out directly to the buyer.