

Saddle Ridge Owner Financing Term Sheet

Effective October 1, 2025

Term	Description
Issuer	Heritage Land Stewards, LLC.
Issuer Address	P.O. Box 500, Dublin, Texas 76446
Loan / Security	Secured promissory note by borrower.
Amount of Financing	Lot purchase price less down payment.
Interest Rate	3.5% fixed rate for years 1-3, SOFR plus 2.5% variable rate for years 4 & 5.
Maturity Date	5 years after purchase date of lot or prior to beginning any construction.
Loan Amortization	15-year loan amortization unless agreed upon by the seller.
Prepayment	There will be no penalty for paying off loan before Maturity Date. Borrower can pay off note in full at any time.
Down Payment	10% minimum down payment; more may be required based on borrower credit score.
Title Company / Closing Location	King Title Company, 157 S. Graham St. Stephenville, Texas 76401 (254) 965-5095
Closing Costs	All closing costs will be paid by the borrower except for the real estate brokerage fees. These are the fees on the HUD settlement statement from the title company.
Loan Origination / Servicing Company	NR & TD Services, LLC
Financing Fees	All financing fees will be paid by the borrower. These are the fees charged by NR & TD Services for loan origination.