Straightline Funding

Date: May 18, 2026

Borrower: Match Property Group LLC

RE: Verification of Funds Availability

To whom it may concern,

Straightline Funding ("Straightline") confirms that it has up to $1,000,000 in funding capacity for Match Property Group LLC to purchase non-owner-occupied investment real estate located in the State of Ohio. Eligible property types include single-family residences, 2 to 4 unit properties, multifamily, land, and commercial assets.

Straightline is a direct private lender exclusively for real estate investors and has provided financing since 2006. Funding availability is supported by capital maintained at U.S. financial institutions and/or committed credit facilities.

This letter is not a commitment to lend or a final approval. Any loan is subject to satisfactory underwriting and due diligence, clear and insurable title, and execution of final loan documents. This letter is valid for six (6) months from the date above, is non-transferable and non-assignable, and is void if altered. Business-purpose transactions only; not for consumer/owner-occupied use.

Please contact the undersigned to verify this letter or if you require further information.

Sincerely,

Digitally signed by David Cruise
Date: 2026.05.18 12:11:20 -04'00'

W. David Cruise
Loan Department Manager
Straightline Funding, LLC
Phone: 888-309-1972 x705
Email: dcruise@straightlinefunding.com