

NOTICE TO BORROWER

This notice is provided to Borrowers [_____] who may receive a loan from a Lender under Urbank (the "Program") established by Connecticut Innovation, Inc.(the "CI"), having an address at 865 Brook St, Rocky Hill, Connecticut 06067, on behalf of the State of Connecticut.

The purpose of this program is to assist the Lender to make loans to Borrowers that would otherwise not qualify for a loan. The Program utilizes a Reserve Fund and a Supplemental Insurance of 30% of the principal amount of the loan to assist the Lender in covering losses from a portfolio of loans that a Lender makes under the Program. The Borrower pays to the Reserve Fund at the closing of the loan a premium charge of between one and one half percent (1.5%) to two and one half percent (2.5%) of the principal amount of the loan. The Lender is required to pay directly to the Reserve Fund a single lump sum ranging from one and one half percent (1.5%) to two and one half percent (2.5%) of the principal amount of the loan. The Lenders payment is due and payable at the time of closing. CI deposits an amount ranging from three percent (3.0%) to five percent (5.0%), less the one half of one percent (0.5%) for a total deposit of two and one half percent (2.5%) to four and one half percent (4.5%) depending on the date of enrollment of the loan in the Program.

It is important to emphasize that the loan is a private transaction between the Lender and the Borrower. While the Program may assist the Lender in being able to take more risk than normal, it is still primarily the Lender that is making the credit decisions regarding the loan. **CI and any of its members, directors, officers, employees or agents are not parties to the loan nor do they participate in any way in the Lender's decision regarding whether or not to make the loan, or in the setting of the interest rate, fees, duration, or any other terms or conditions of the loan.** The Lender's rights and remedies are delineated in the loan documentation and the law applicable to any Lender financing.

While the Program's objective is to give you access to financing, you should understand that it is likely to be more expensive than would be the case with a conventional bank loan if it were available. An additional expense to be considered is the expectation that the Lender may, in some manner, recover from the Borrower the cost of the Lender's payment into the Reserve Fund.

I have received a copy of this document on this _____ day of _____, 201 _ and have read and understood the provisions of this document.

Borrower Name: _____

Borrower Signature: _____ Dated: _____