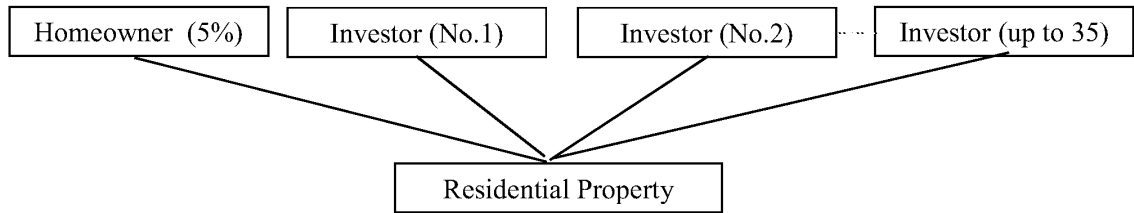
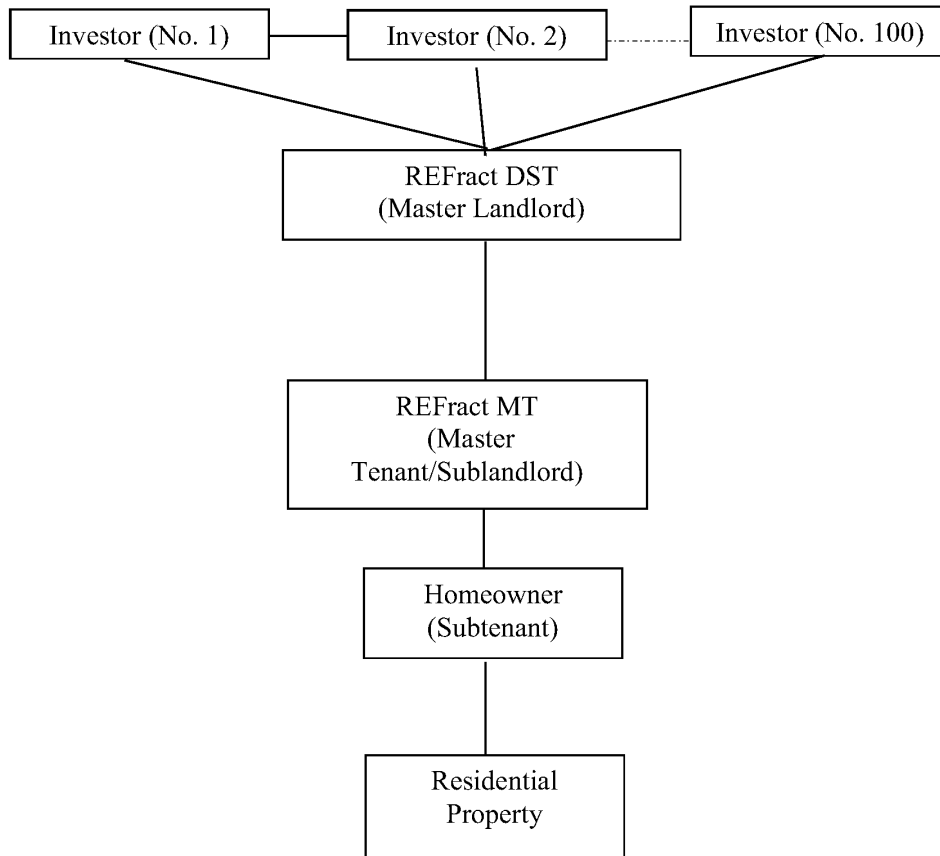
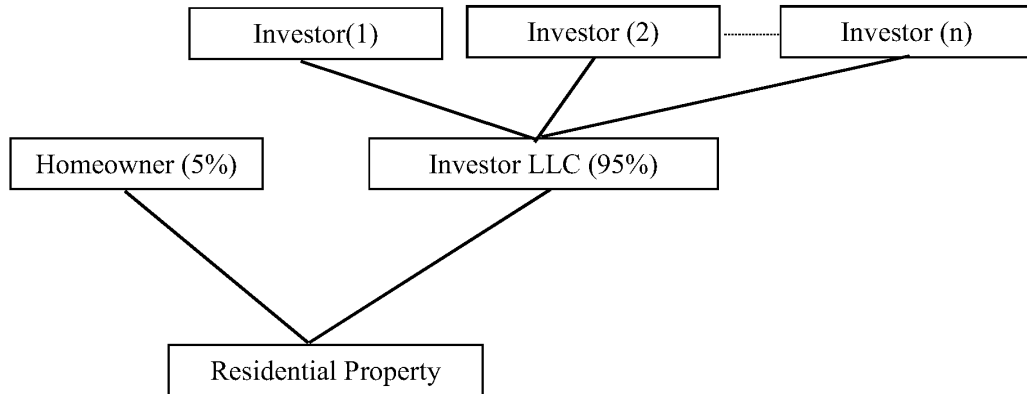


I. Tenant-in-Common (“TIC”) Structure:**FIG. 1**

II. Delaware Statutory Trust (“DST”) Structure:**FIG. 2**

III. LLC Structure:**FIG. 3**

IV. Hybrid Structure:

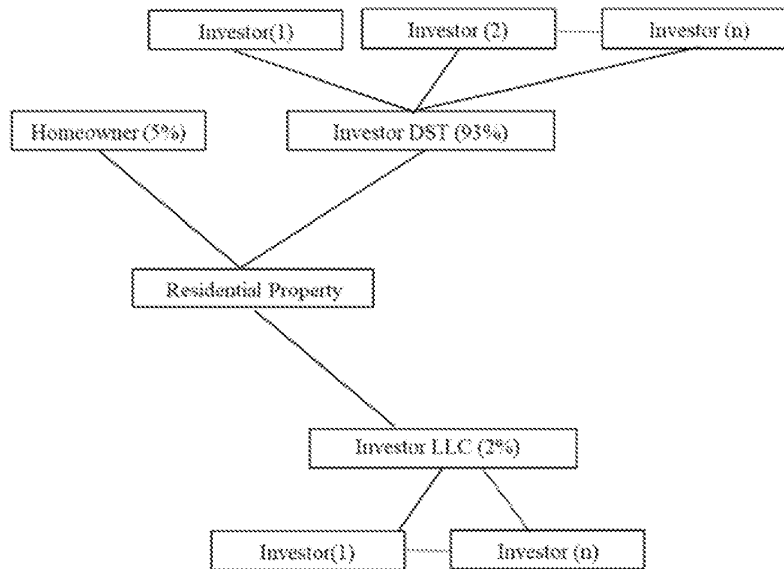
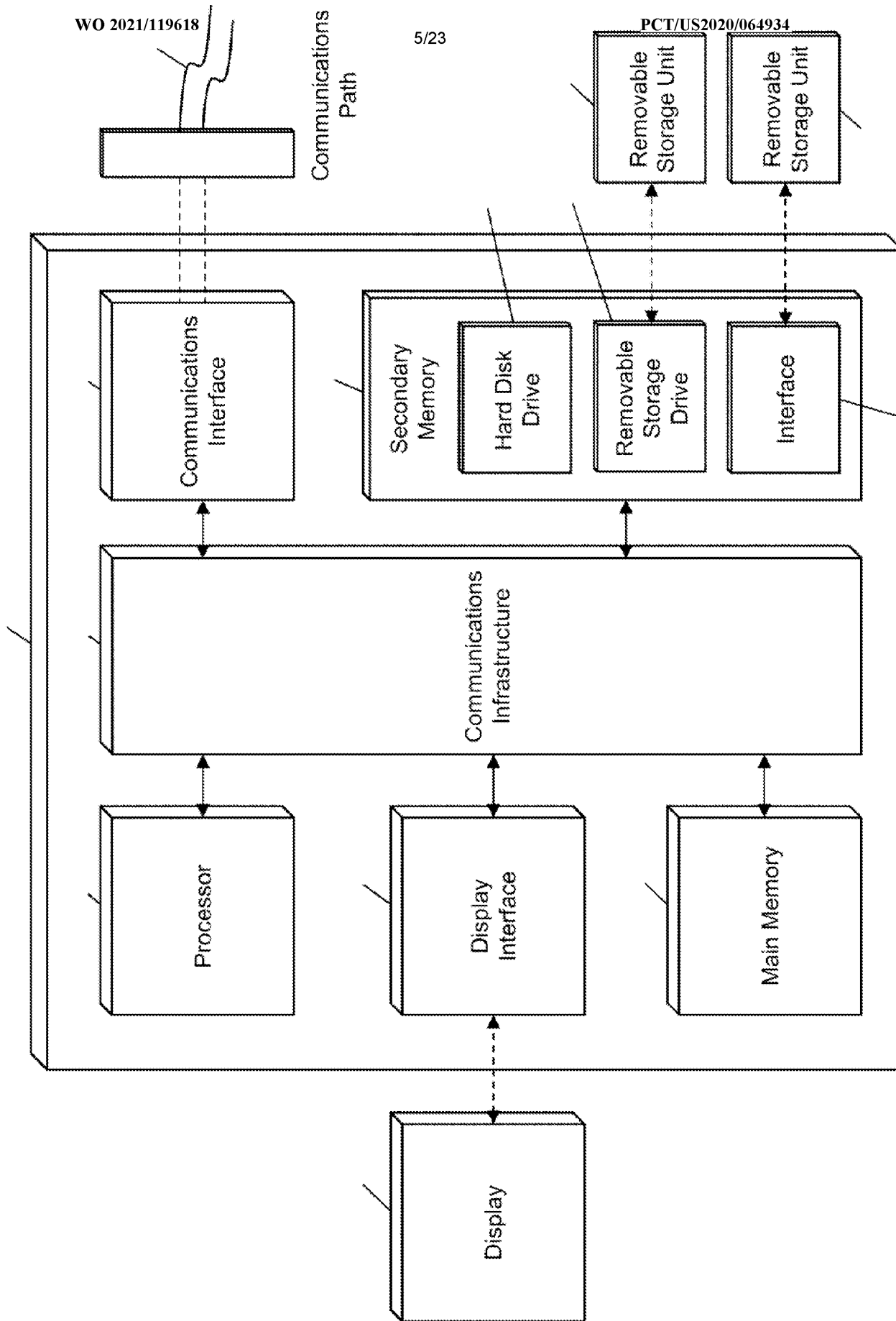


FIG. 4

Communications
Path



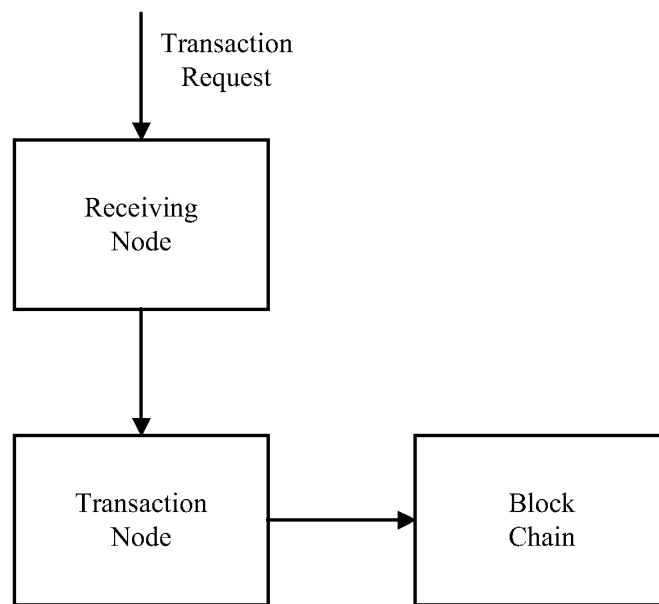
**FIG. 6**

FIGURE 7

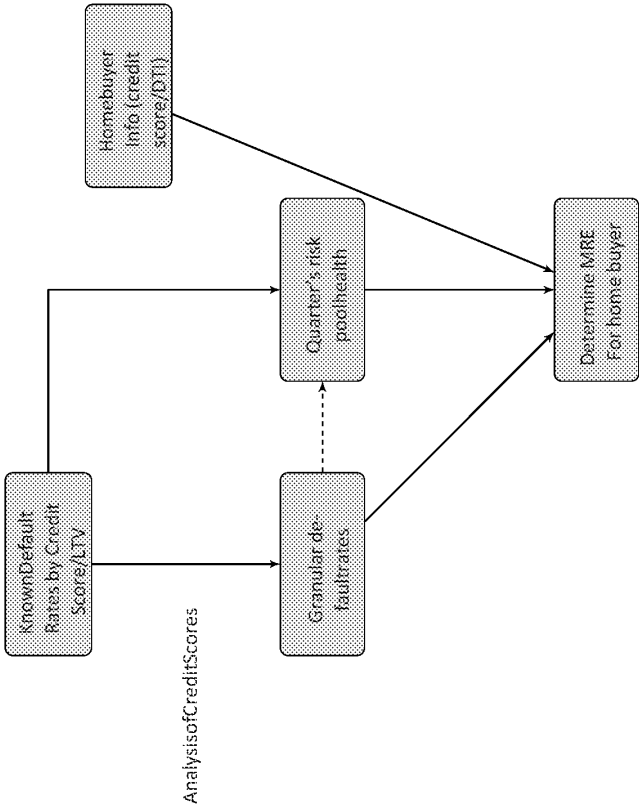


FIGURE 8

$$A_{\text{tot}} = (H_i * H_o) + \sum_k (0.01 * V_k) + (0.01 * R_h * P_h) \quad (\text{Equation 1})$$

$$U_{\text{tot}} = \sum_k D(C_h, E_h, J_h) * U_h \quad (\text{Equation 2})$$

$$\Delta_h = R_{\text{health}} - (U_{\text{tot}} + D(C_h, E_h, J_h) * (U_h)) / (A_{\text{tot}} + (0.01 * V_h)) \quad (\text{Equation 3})$$

$$D(C_h, E_h, J_r) * U_H = (R_{\text{health}} - \Delta_{H_{\text{max}}}) * (A_{\text{tot}} + 0.01 * V_h) - U_{\text{tot}} \quad (\text{Equation 4})$$

$$D(C_h, E_h, J_r) * (1 - R) E_h = (R_{\text{health}} - \Delta_{H_{\text{max}}}) * (A_{\text{tot}} + 0.01 * V_h) - U_{\text{tot}} \quad (\text{Equation 5})$$

$$D(C_h, E_h, J_r) * E_h = ((R_{\text{health}} - \Delta_{H_{\text{max}}}) * (A_{\text{tot}} + 0.01 * V_h) - U_{\text{tot}}) / (1 - R) \quad (\text{Equation 6})$$

FIGURE 9

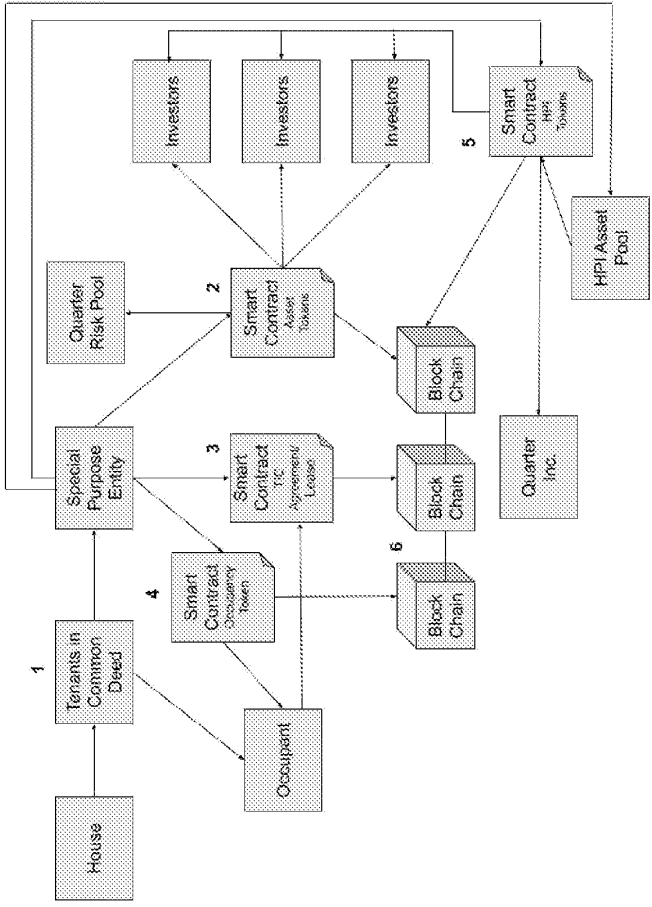


FIGURE 10

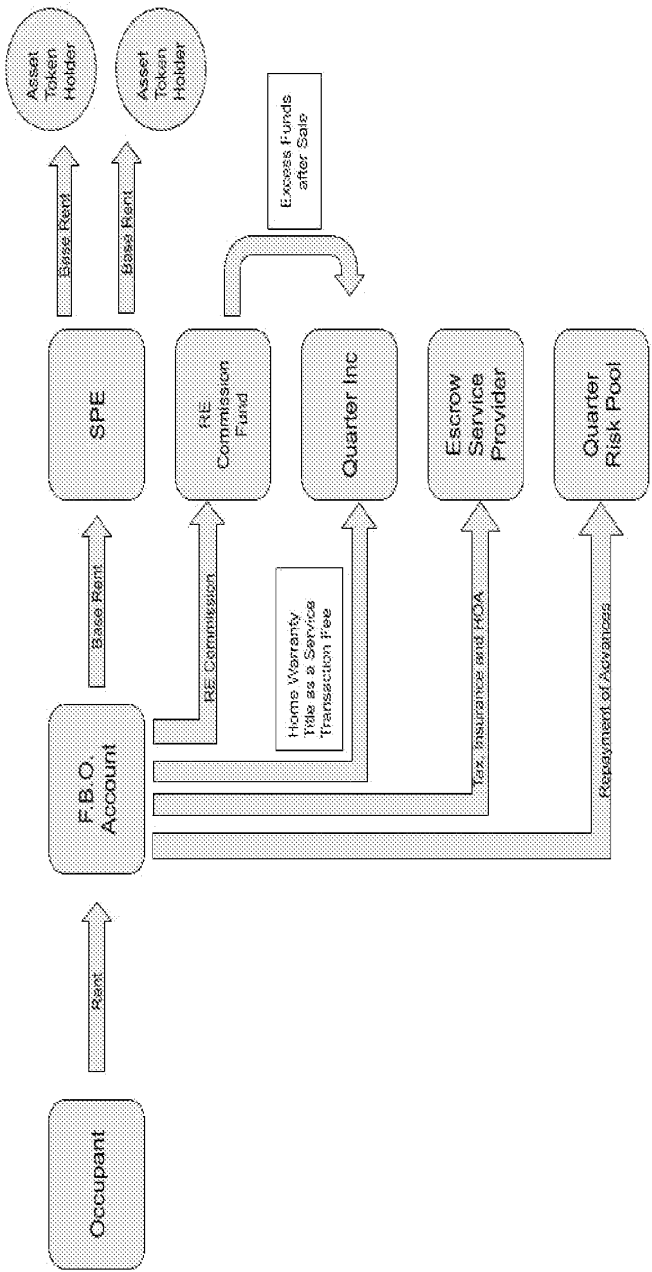


FIGURE 12

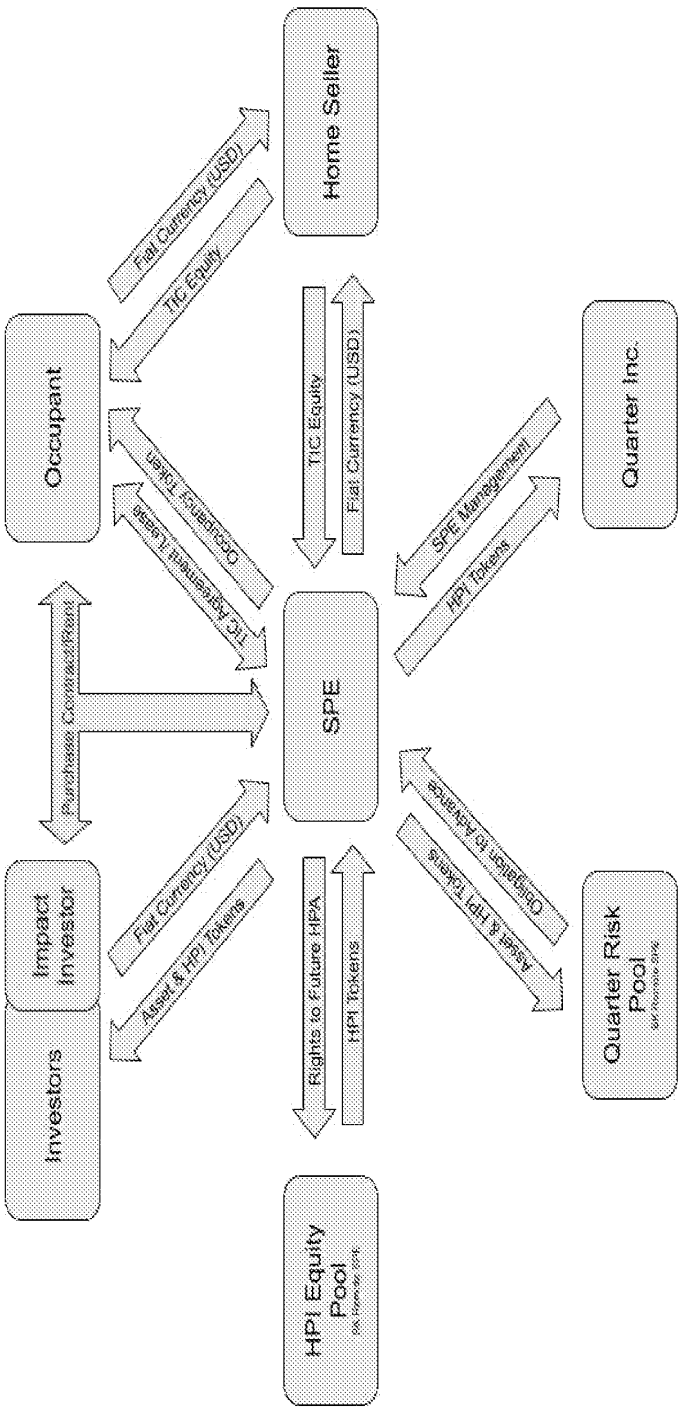


FIGURE 13

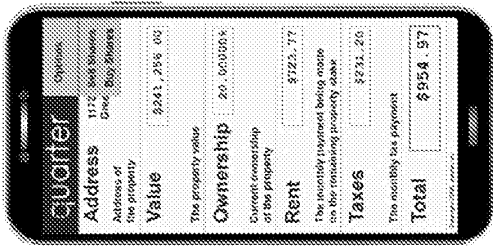
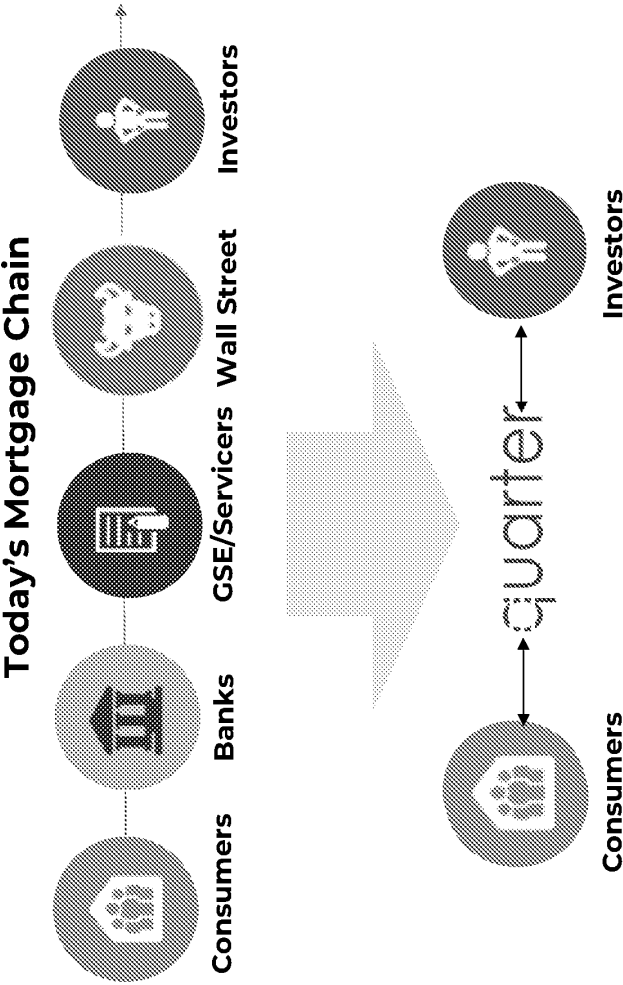
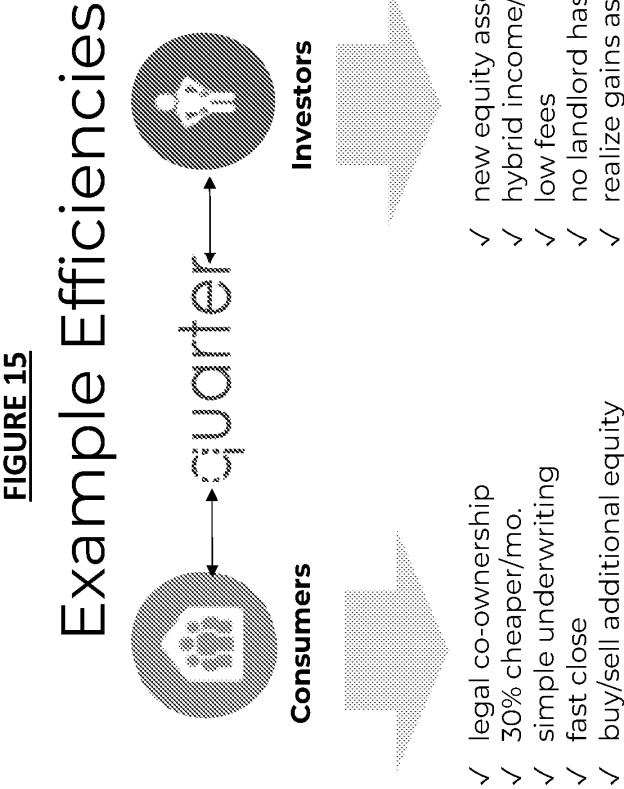
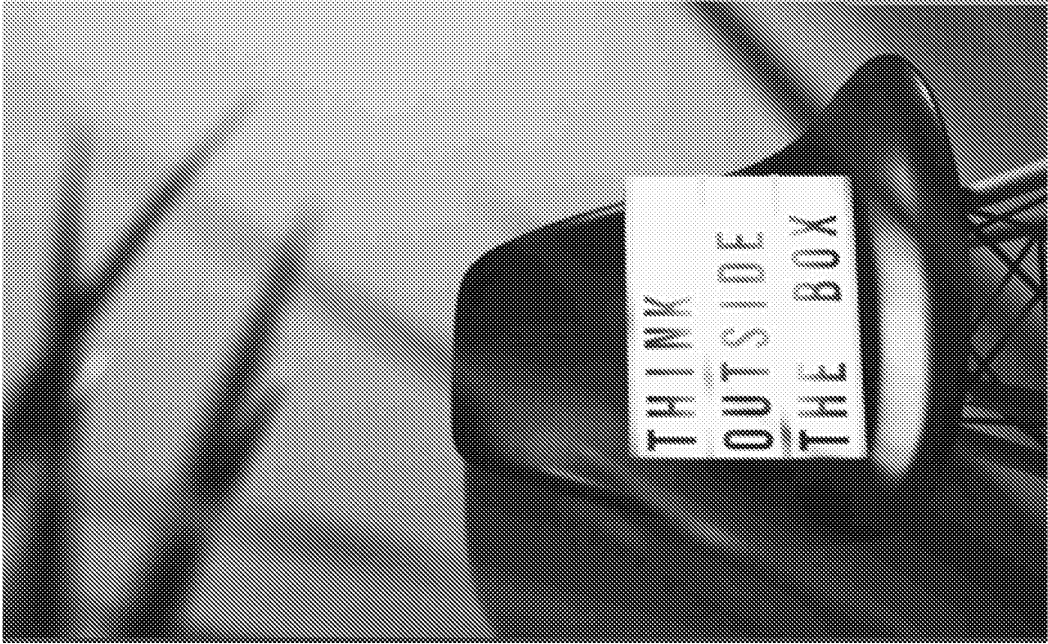


FIGURE 14



The platform (e.g., Quarter) can streamline & simplify housing finance by removing needless middlemen & cost from today's mortgage chain. A two-sided platform that directly unites consumers with investor capital for home financing can be provided.



Removing multiple third-parties from housing finance, the platform can pass savings back to consumers, provide simpler closes, and/or offer investors a new asset class of fractional owner-occupied equity with superior yields.

FIGURE 15A

Examples of People to Help

Millennial/Gen Z

The Working Poor

Millions of capable potential homeowners can be denied the American dream due to mortgage restrictions including: debt burden, down-payment minimums, nonstandard incomes, and/or even because they own a small business. They may be relegated to permanent rentership and miss the opportunity to build housing wealth.

16/23

1099/Cig Workers

Small Business Owners

quarter

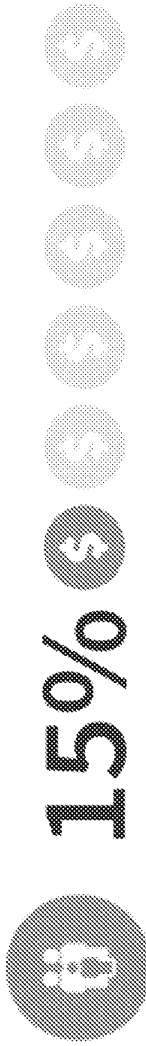
FIGURE 16

How Does Funding Work?

Investors



Consumers



17/23

The platform can connect pools of committed investment funds to consumers buying homes. When a qualifying consumer applies and passes diligence review, funds can be released to close on the home within days. The consumer can be set up to pay "rent" on the portion of home they don't own, and both parties share the benefits of ownership.

PCT/US2020/064934

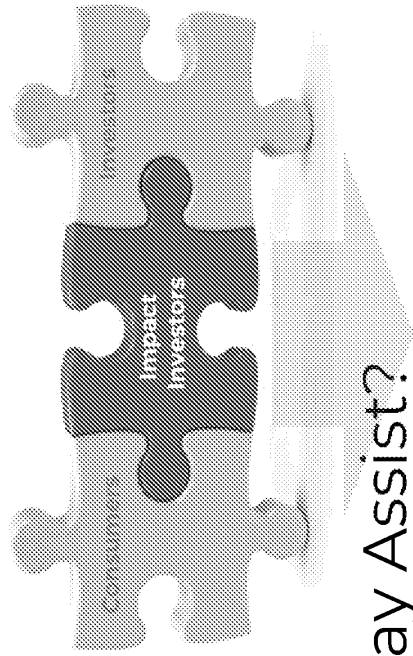


FIGURE 17

Minimum Retained Equity –Example Platform Underwriting

DEBT-TO-INCOME
RETAINED
EQUITY
INCOME
RATIO
SCORE
FICO
PAYMENT
LIABILITIES
DOWN
ASSETS
MINIMUM

The platform can help solve the problem of inflicting the highest interest rates on those who can least afford them by adjusting for consumer risk solely through *minimum retained equity* ("MRE"), a requirement for riskier consumers to own proportionately more of their home (e.g., up to ~15%).

FIGURE 18

What is Down-Pay Assist?

- plugs the gap** – Impact Investors can assist consumers who can't afford the down payment needed to reach MRE
- co-owners** – they can purchase a fractional piece of the home just like the regular real estate investors
- temporary** – their role can be to help with down payment and sell their equity to consumer in small, affordable pieces
- risk/reward** – Impact Investors can take first losses for riskier consumers but can also enjoy a correspondingly higher return profile

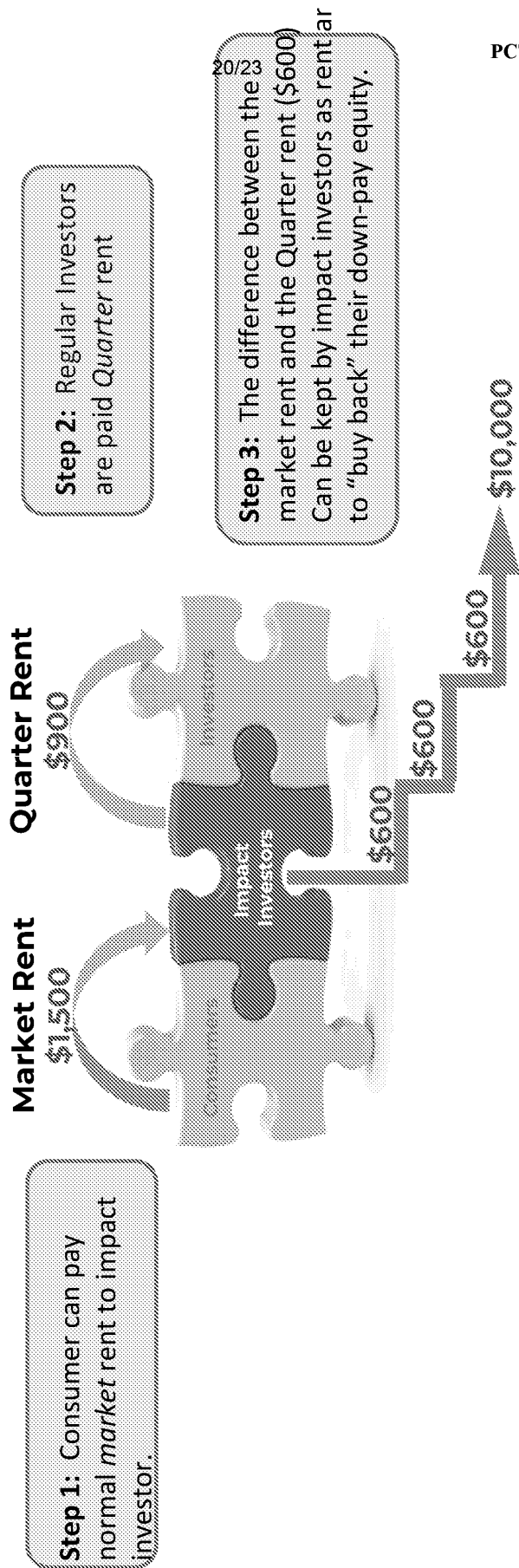
PCT/US2020/064934

By leveraging the platform, impact investors can seamlessly offer consumers an innovative and financially advantageous means to source the down payment required to become homeowners. They can be a puzzle piece to help consumers attain the equity they need to create the proper risk profile needed for regular investors.

FIGURE 19

How Does Down-Pay Assist

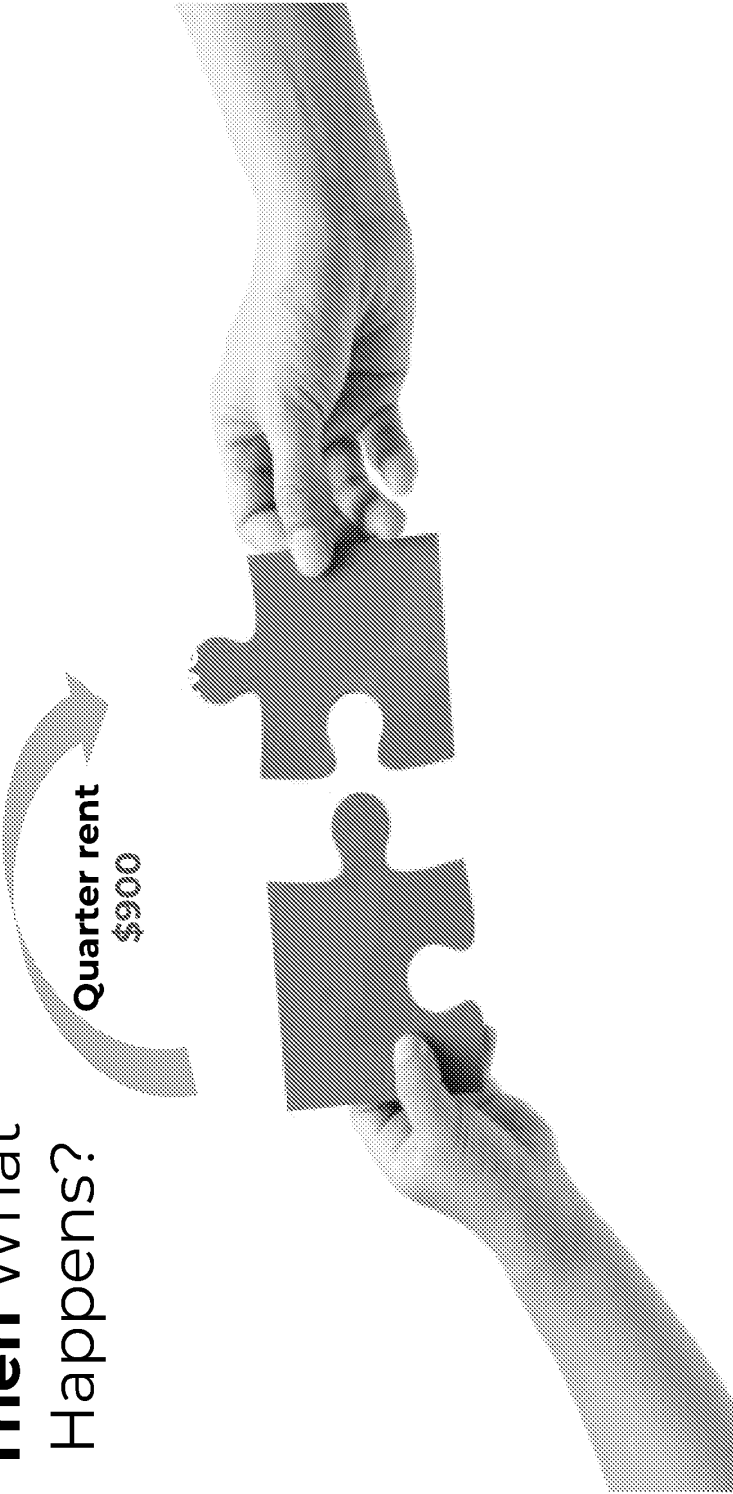
Scenario: Impact investors can purchase ~~the~~ ^{work} of the home as a down-payment boost:



The "Impact investor" can be an important component in the Quarter ecosystem. They can help the consumer meet MPE with needed down-payment assistance. They can be bought out using the spread between market vs. Quarter rental payments over a pre-determined time period.

Then What Happens?

FIGURE 20



Once the impact investor has sold their down-payment assistance equity to the consumer, the consumer can convert it to "Quarter-only" rent in their remaining rental payments to regular investors. This can be, e.g., 30% - 50% less out-of-pocket each month than either a mortgage or market rent.

FIGURE 21

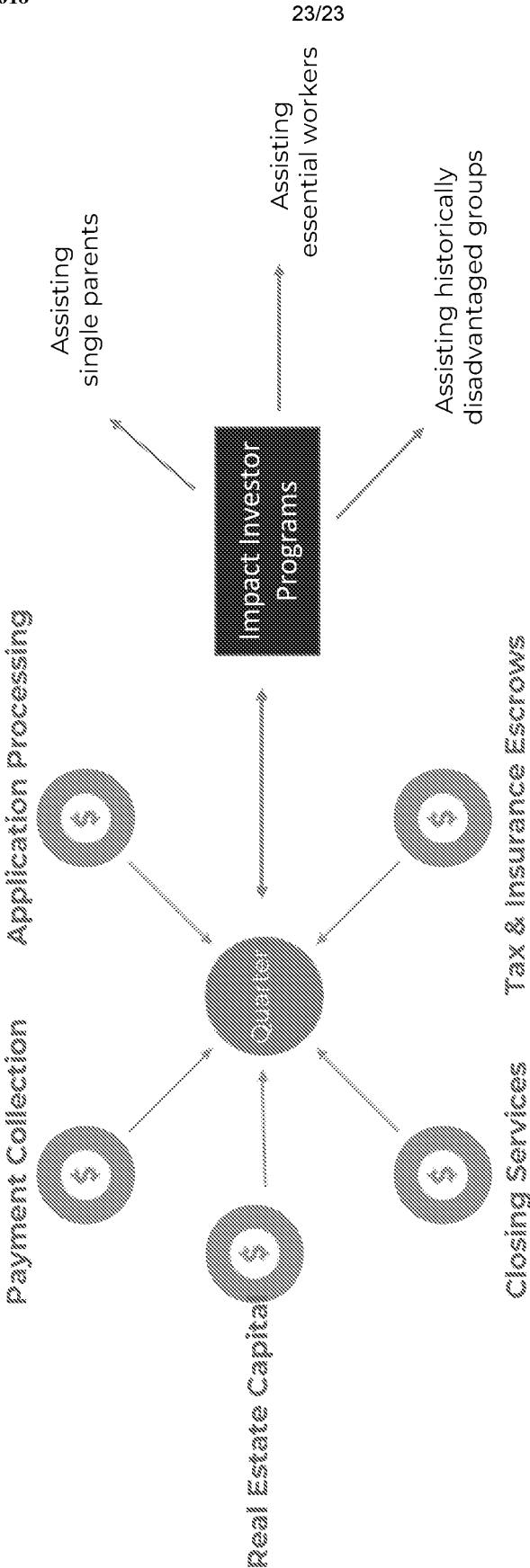
Problem Solution

Many extant business models can be aimed at providing consumer assistance but charge above-market fees. The Quarter Down-Pay Assist Program may never need to levy fees on consumers that can exceed market rent. Consumers can programmatically buy out the impact investor by simply making their payment each month, and they can enjoy payments 30%–50% lower than market rent or a traditional mortgage after that

quarter

HOW does the platform work?

FIGURE 21A



Similar to what Amazon does for retailers, Quarter can serve as a "plug & play" full-service infrastructure for third-party partners and their target consumers. By leveraging Quarter's infrastructure, existing social impact funds emerging industry startups can focus on expanding their reach and providing housing solutions to their underserved target consumers.