



"A modern, sustainable community in NW Santa Fe"

ZERO DOWN PAYMENT FINANCING

Los Alamos National Bank (LANB) and Northwest Villages, LLC (NWV), the owner, are offering very attractive financing for lot purchases in Tesslera Subdivision.

LANB will finance your lot for a thirty-six month term at a fixed interest rate of 4.25% with interest only payments due quarterly. A quarter-percent (.25%) loan origination fee will be charged. This can be applied toward the 1% loan origination fee for a LANSB construction loan, if you build. LANSB will finance up to 90% of the appraised value or purchase price of the lot (whichever is less). You may convert the thirty-six month loan to a construction loan if, and when you are ready to build.

If you plan to hold the lot for future building or as an investment, you may convert your interest only loan to an amortized loan anytime during the three year term. If you choose an amortized loan to finance your lot purchase now, the following terms will apply:

LANB will finance the lot for up to a twenty-year term as a 7/1 ARM with an initial rate equal to 4.25% fixed for the first seven (7) years. The rate will then adjust on an annual basis equal to the Wall Street Journal prime interest rate for the remaining term. A quarter-percent (0.25%) loan origination fee will be charged on the loan. This can be applied toward the 1% loan origination fee for a LANSB construction loan. They will finance up to 90% of the appraised value or the purchase price of the lot, the lesser of the two.

NWV will carry a second mortgage for the 10% required down payment at the same terms as the LANSB first mortgage to affect a 100% financed purchase. Your only "out of pocket expense" will be closing costs.

Lots starting at \$145,000. For information about Tesslera Subdivision (www.hurlockerhomes.com), please contact Jerry Shere at jerrys@hurlockerhomes.com, or 505-660-7229 cell.

Loan commitments are analyzed on an individual basis and all commitments are subject to the borrower's financial condition and credit history. The rate and terms are subject to change, so please check with a lender for current rates and terms. This commitment will expire on December 31, 2010.