Purchase Money Mortgage and Security Agreement

Commonwealth of Redmont

2026-08-18

PURCHASE MONEY MORTGAGE AND SECURITY AGREEMENT

This Agreement is made on **2026-08-18** between **BastionBank** (“Lender”) and **dimaa3319** (“Borrower”).

This Agreement is governed by the laws of the Commonwealth of Redmont, including the *Contracts Act* and *Property Lien Act*.

1. Property and Loan

1. The Borrower is purchasing **Plot C653** (“Property”) for **$140,000.00**.
2. BastionBank agrees to lend the Borrower **$40,000.00** (“Loan”) toward the purchase of the Property.
3. The Borrower is responsible for the remaining **$100,000.00** purchase price.
4. The Loan shall be used only to purchase Plot C653. BastionBank may pay the $40,000.00 directly to the seller or to the Borrower for that purpose.
5. The Borrower grants BastionBank a Consensual Lien against Plot C653 to secure the Loan, interest, lawful late fees, and reasonable enforcement costs.
6. This lien is intended to be a **Purchase Money Lien** under the *Property Lien Act*. The Loan funds are being advanced to enable the Borrower to acquire the specific Property serving as collateral.

2. Interest and Repayment

1. Interest accrues at **3.0% per month** on the remaining principal balance.
2. The Borrower shall make the following payments:

Payment Date	Total Payment	Principal	Interest	Remaining Balance
September 18, 2026	$10,761.08	$9,561.08	$1,200.00	$30,438.92
October 18, 2026	$10,761.08	$9,847.91	$913.17	$20,591.00
November 18, 2026	$10,761.08	$10,143.35	$617.73	$10,447.65
December 18, 2026	$10,761.08	$10,447.65	$313.43	$0.00

3. The Borrower may repay the Loan early, in whole or in part, without a prepayment penalty.

3. Perfection of Lien

1. The Lien Debtor is **dimaa3319**.
2. The Lienholder is **BastionBank**.
3. The Collateral is **Freehold Plot C653**.
4. The maximum principal secured is **$40,000.00**, plus accrued interest, lawful fees, and reasonable enforcement costs.
5. BastionBank shall perfect this lien within fourteen (14) days of the Borrower acquiring Plot C653.
6. If the Security Interest Holder Agent ("SIH Agent") system is not certified and required under the *Property Lien Act*, BastionBank shall perfect the lien by filing it in the Commonwealth Lien Registry.
7. If the SIH Agent system is certified and required for new liens against freehold property, the Borrower shall accept BastionBank's SIH Agent invitation for Plot C653 promptly after acquiring the Property.

4. Borrower Obligations

1. The Borrower shall maintain Plot C653 and shall not intentionally destroy, abandon, or substantially impair its value.
2. The Borrower shall comply with applicable property laws and regulations.

3. While this Loan remains unpaid, the Borrower shall not grant another consensual lien over Plot C653 without BastionBank's written consent.
4. The Borrower shall not voluntarily sell, transfer, or gift Plot C653 without BastionBank's written consent while the Loan remains unpaid.
5. The Borrower shall not use the Loan funds for any purpose other than purchasing Plot C653.

5. Default and Enforcement

1. A Default occurs if the Borrower:
    - Fails to make a scheduled payment;
    - Uses Loan funds for a purpose other than purchasing Plot C653;
    - Materially misrepresents information relevant to this Agreement;
    - Grants an unauthorized lien over, or makes an unauthorized transfer of, Plot C653; or
    - Materially breaches this Agreement.
2. Before enforcing the Lien, BastionBank shall give the Borrower written notice of the Default through in-game mail, Discord DM, forum DM, or another verifiable written method.
3. The notice must state the Default, the amount or action needed to cure it, and give the Borrower at least **fourteen (14) days** to cure.
4. If the Borrower fails to cure within that period, BastionBank may accelerate the Current Balance and seek foreclosure under the *Property Lien Act*.
5. Any foreclosure must follow the procedures of the *Property Lien Act*, including required notice, public auction procedures, and the Borrower's right to redeem before the sale concludes.
6. BastionBank may recover reasonable legal, filing, auction, and enforcement costs where permitted by law.
7. Foreclosure proceeds shall be distributed as required by the *Property Lien Act*: sale costs first, then BastionBank's secured claim, then junior lienholders by priority, with any remaining surplus returned to the Borrower.
8. Any unpaid deficiency after foreclosure remains an unsecured personal obligation only where permitted by Commonwealth law.

6. Release and General Terms

1. Once the Loan and all lawful amounts due are paid in full, BastionBank shall release the Lien within fourteen (14) days.
2. BastionBank may assign this Loan and Lien to another party. The Borrower shall follow updated written payment instructions from BastionBank or a lawful assignee.
3. Changes to this Agreement must be in writing and agreed to by both Parties.
4. If any provision is unenforceable, the remaining provisions remain effective.
5. This Agreement is the complete agreement between the Parties regarding this Loan and Plot C653.
6. If this Agreement conflicts with Commonwealth law, including the *Property Lien Act*, Commonwealth law controls.

SIGNATURES

By signing, the Parties agree to this Purchase Money Mortgage and Security Agreement.

For BastionBank:

Signature:

____

Name / Representative:

____

Date:

____

Borrower — dimaa3319:

Signature:

____

Date: