



# The SwapRent<sup>SM</sup> Project

## for City and County Governments

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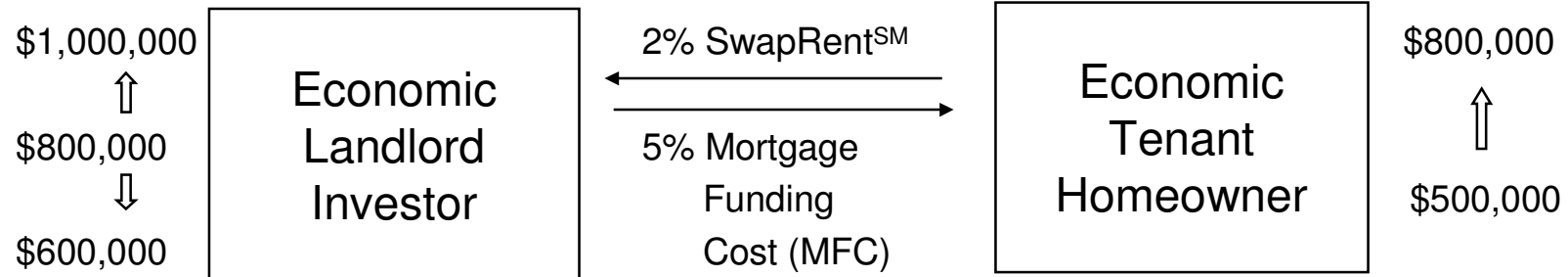
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Email: [Info@REIDeX.com](mailto:Info@REIDeX.com) , Tel: 1-888-456-8881  
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# A Generic SwapRent<sup>SM</sup> Transaction

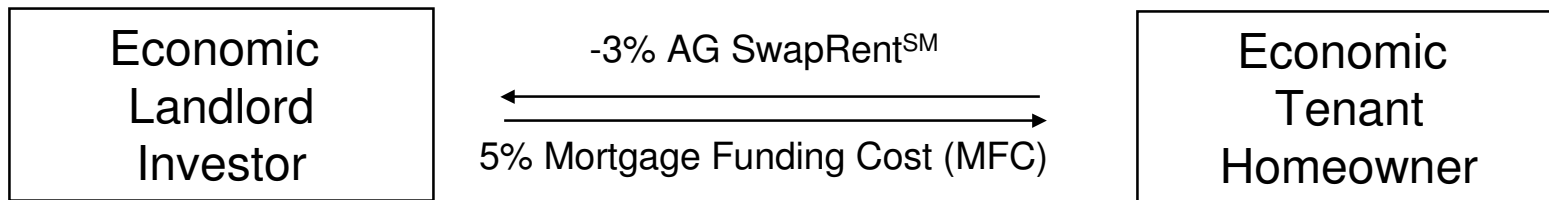
Municipality as the Middleman (optional)



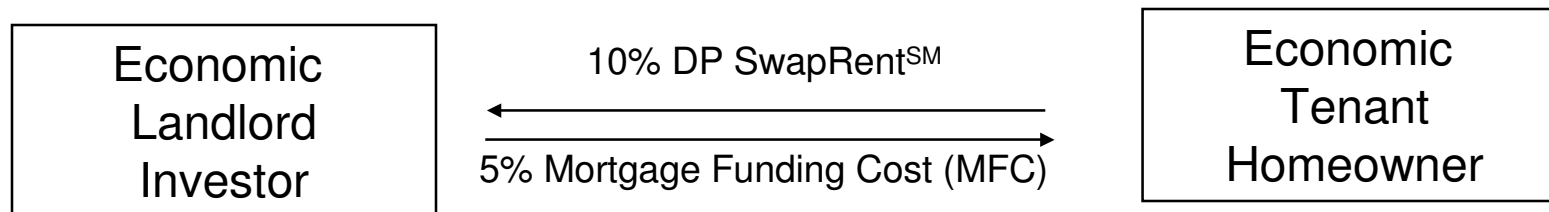


# AG SwapRent<sup>SM</sup> and DP SwapRent<sup>SM</sup>

## AG (Appreciation Give-up) SwapRent<sup>SM</sup>: Short a Covered Call Option



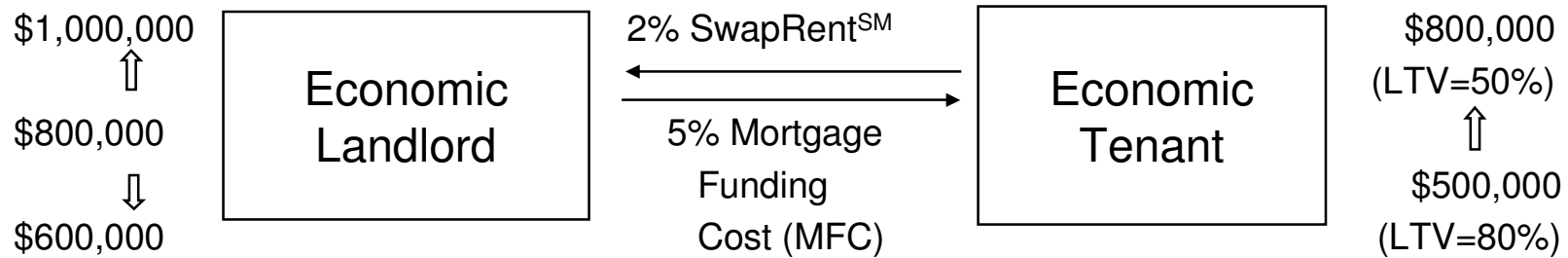
## DP (Depreciation Protection) SwapRent<sup>SM</sup>: Long a Put Option





# Settlement of A SwapRent<sup>SM</sup> Transaction

50% Economic Renting Using Generic SwapRent<sup>SM</sup> Example



Pay the Investor through A New  
 2<sup>nd</sup> Mortgage of Only  
 \$100,000 (Total LTV ~ 50%)

Receive \$100,000 from the Investor  
 (LTV ~ 50%)

Initial 1<sup>st</sup> Mortgage  
 Amount Borrowed  
 \$400,000



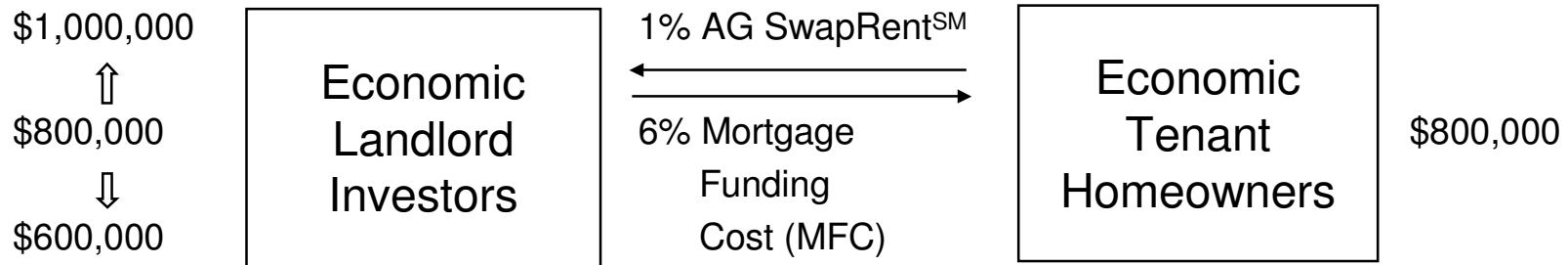
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# A Shared Appreciation Example

50% Economic Renting Using AG SwapRent<sup>SM</sup> Shared Appreciation Example



Potential Investors: (1) state, county and city public employees or teachers pension funds; (2) profit-driven, free market institutional and individual investors from both the US and abroad to become economic landlords; (3) current home mortgage credit risk holders.

REIDeX levies a small operational service fee on each party to the transaction for providing them with SwapRent<sup>SM</sup> documentation, education, transactional logistics and settlement procedural support.

The non-profit entities set up by city and county governments could levy a similar service fee in order for the non-profit operation to be 100% self-funded.



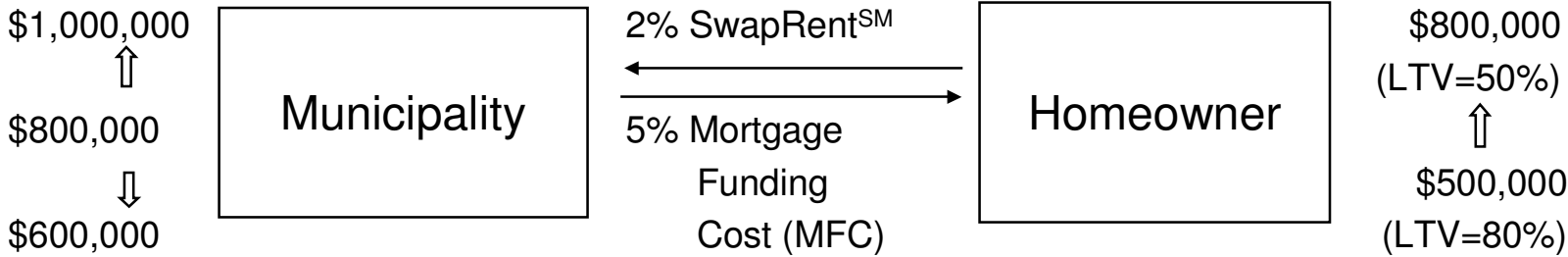
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# SwapRent<sup>SM</sup> Embedded Mortgage Home Equity Locking Mortgage (HELM)

50% Economic Renting Using Generic SwapRent<sup>SM</sup> Example



Unpaid Balance of HELM Automatically  
Increases to ~ \$500,000  
(LTV ~ 50%)

Unpaid Balance of HELM Automatically  
Reduces to ~ \$300,000  
(LTV ~ 50%)

Initial 1<sup>st</sup> Mortgage  
Amount Borrowed  
\$400,000



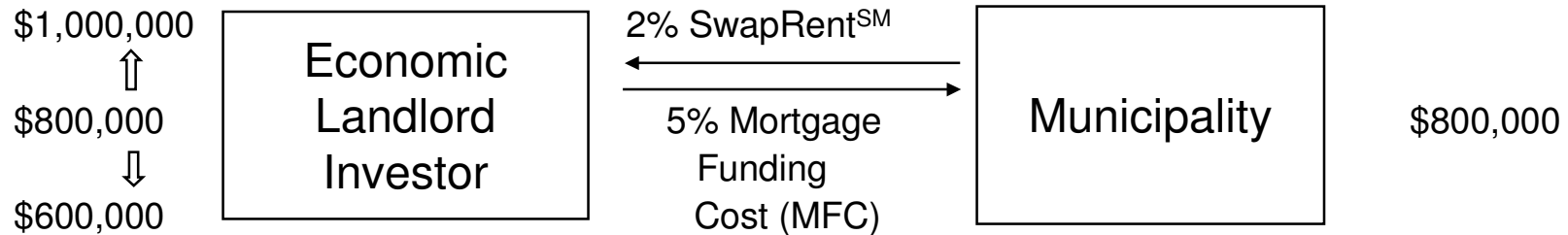
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# The Off-setting SwapRent<sup>SM</sup> Transaction

50% Economic Renting Using Generic SwapRent<sup>SM</sup> Example



Pay the Investor \$100,000  
(50% Participation)

Receive \$100,000 from the Investor  
(50% Participation)

Collect from or Pay to the Homeowner through Their HELM



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