

LOAN AGREEMENT

PARTIES

- This Loan Agreement (hereinafter referred to as the "Agreement") is entered into on
- Sept. 1, 2022 (the "Effective Date"), by and between Eric & Megan Widstrand, with an address of 716 212th Street, Dyer, IN 46373 (hereinafter referred to as the "Borrower"), and Dan & Shirlee Gouwens, with an address of 9863 Elle Ave, St. John, IN 46373 (hereinafter referred to as the "Lender") (collectively referred to as the "Parties").

INFORMATION

- The Parties agree to insert their basic information down below:
Name, address, email, phone number, references and their phone numbers, security and collateral items of the borrower: Eric and Megan Widstrand 716 212th Stret, Dyer, IN 46311
- Name: Eric & Megan Widstrand
- Address: 716 212th Street, Dyer, IN 46311
- Phone: 312-545-3652 E-Mail: ejwidstrand@gmail.com
- Social Security Number, Eric [REDACTED]
- Social Security Number, Megan [REDACTED]
- Collaeral Item: House Located at 716 212th Street, Dyer, IN 46311; Parcel #45-10-01-478-015.000-34 in Dyer, IN, Lake County, in the Northgate Subdivision
Legal Description See Last Page #4
- Name, address, email and phone number of the Lender:
Dan C. Gouwens and Shirlee L. Gouwens
- Address: 9863 Elle Avenue, St. John, IN 46373
- Phone: Dan Cell: 708-717-1898 Shirlee Cell 219-789-3984 Home 219-365-9199
- Email: twigs4me@comcast.net

LOAN

- The Parties agree that the loan information set below is accurate.
- Start Date of the First Payment: September 1, 2022
- End Date of the Last Payment: August 1, 2023
- Loan Amount: \$20,220.00

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."
PREPARED BY: _____

DJG

Prepared By: Dan Gouwens

*55
cash
CK*

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- Interest Rate: 7.0 % (Seven percent)
- Late Fee: 10th day add 5% to Monthly Payment = Late fee amount of \$87.55
- Payment Method: Pay Pal, 219-789-3984

ACKNOWLEDGEMENT

- Hereby, the Parties agree that the Lender will lend \$20,220.00 to the Borrower as per this Agreement.

PAYMENT

- Hereby, the Parties agree that the date of the First Payment is September 1, 2022 and will continue until the date of the Last Payment, which is August 1, 2023.
- The Payment is due every _____ . The method of payment will be _____ .

PROMISE TO PAY

- The Parties hereby agree that the Borrower promises to pay the Lender \$1,750.00 Monthly *

LATE CHARGES

- The Parties agree that any late payment of 10 (ten) days will be subject to \$87.55 as late charges.

DEFAULT

- This Agreement will be regarded as default in case the Borrower does not pay by the due date, his/her death, bankruptcy and/or inability to pay.

SECURITY

- The Parties agree that for the sake of protection of the Lender, the Borrower will provide the following security interest and/or mortgage.
House located at 716 212th Street, Dyer, IN 46311 (Noted as Security) The house located at 716 212th Street, Dyer, IN 46311 may not be refinanced or sold unless the \$20,220.00 loan is paid in full to said party, Dan C. Gouwens and Shirlee L. Gouwens.

AMENDMENTS

- The Parties agree that any amendments made to this Agreement must be in writing where they must be signed by both Parties to this Agreement.
- As such, any amendments made by the Parties will be applied to this Agreement.

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- No prepayment penalty, additional payment made on principal will readjust monthly payment on new current balance (Minimum of \$2,000.00 payment on principal payment needed please)
- Purchase agreement becomes void if home does not appraise for purchase price.

ASSIGNMENT

- The Parties hereby agree not to assign any of the responsibilities in this Agreement to a third party unless consented to by both Parties in writing.

GOVERNING LAW

- This Agreement shall be governed by and construed in accordance with the laws of the State of Indiana.

ALTERNATIVE DISPUTE RESOLUTION

- Any dispute or difference whatsoever arising out of or in connection with this Agreement shall be submitted to Mediation in accordance with, and subject to the laws of the State of Indiana. The cost of mediation will be covered by the buyer, if needed by either party.

ENTIRE AGREEMENT

- This Agreement contains the entire agreement and understanding among the Parties hereto with respect to the subject matter hereof, and supersedes all prior agreements, understandings, inducements and conditions, express or implied, oral or written, of any nature whatsoever with respect to the subject matter hereof. The express terms hereof control and supersede any course of performance and/or usage of the trade inconsistent with any of the terms hereof.

OWNERSHIP

- The Parties agree that this Agreement is not transferable unless a written consent is provided by both Parties of this Agreement.

SEVERABILITY

- In an event where any provision of this Agreement is found to be void and unenforceable by a court of competent jurisdiction, then the remaining provisions will remain to be enforced in accordance with the Parties' intention.

SIGNATURE AND DATE

- The Parties hereby agree to the terms and conditions set forth in this Agreement and such is demonstrated throughout by their signatures below:

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BORROWER

Name: ERIC WIDSTRAAD
Signature: [Signature]
Date: 7.19.22

LENDER

Name: Dan Couweys
Signature: [Signature]
Date: July 19, 2022

BORROWER

Name: _____
Signature: _____
Date: _____

LENDER

Name: _____
Signature: _____
Date: _____

Property Legal Description:

Parcel ID(s) 45-10-01-478-015.000-34

Lot 2 IN NORTHGATE 1ST ADDITION TO THE TOWN OF DYER,
AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 39, PAGE 41, IN
THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA
Property: 716 212th St. Dyer In. 46311

Lender: Dan C Couweys date Oct 6 2023

Borrower: [Signature] date 10.6.23

DATED: 10 06 2023 mjm
NOTARY: Michelle Moffett
Michelle L. Moffett
County: PORTER
Exp 05 05 2028



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Dan Gouwens

9863 Elle Avenue

St. John, IN 46373

DATE: October 4, 2023

TO: Eric & Megan Widstrand, 716 212th Street, Dyer, IN 46311

RE: LOAN DEFAULT

This is to inform you that I am filing the loan document against the property at 716 212th Street, Dyer, IN, 46311. Property Description: Parcel 1 ID (s), 45-10-01-478-015.000-34, Lot2, IN NORTHGATE 1st ADDITION TO THE TOWN OF DYER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 39, PAGE 41, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA Property: 716 212th Street, Dyer, IN, 46311

You have missed 8 months of loan payments. Total owed is \$13,220.00 not including interest and late fees.

This loan document is also a lien against the property.

Your last payment was due August 1, 2023.

The loan is in default.

Lender: Dan Gouwens

9863 Elle Avenue

St. John, IN 46373

708-717-1898

Signed: Dan P. Gouwens Date: 10-6-2023



I, Eric Widstrand, borrower, agree and understand that we are in default on the loan agreement signed on July 19, 2022.

Borrower: Eric Widstrand Signed: [Signature] Date: 10.6.23

DATE: 10-06-2023 mym
NOTARY: Michele L. MOFFETT county: Porter
Michele Moffett Exp 05 05 2028