

Home Incentive Plan January 1, 2009

Bankers Trust Company, Neighborhood Finance Corporation (NFC), and Drake University have teamed up to help make your home purchase and/or move to Des Moines as simple as possible. Purchasing a home can be a stressful experience. Let us take the worries out of shopping for a mortgage loan by providing you with these exclusive products and services. Listed below are a few of the extended benefits that are available to you as an employee of Drake University.

BANKERS TRUST CAN OFFER:

- Free pre-approval.
- Up to 100% financing on a first mortgage loan available on certain programs- subject to qualification.
- Low down payment, Adjustable Rate products designed for homebuyers not looking for long-term commitments.
- Products with reduced Private Mortgage Insurance or not insurance at all!
- Homebuyer education for little or no cost, through our partnership with Citizens for Community Improvement or with NFC.

As a community bank, we are the best kept secret in town when it comes to customized lending and banking services. Please take this opportunity to look through some of our customized products and services. We assure you there is a program that will suit your needs.

NEIGHBORHOOD FINANCE CAN OFFER:

- Low down payment programs including 97% financing fixed rate mortgages
- Rehabilitation subsidy, where up to \$10,000 may be a forgivable loan for the cost of rehabilitating the property.
- Up to \$2,500 available for closing cost assistance (based on program guidelines).
- Free Homebuyer Education.

DRAKE UNIVERSITY CAN OFFER:

- Up to \$2,500 to be used towards origination fee or various closing costs for purchases adjacent to the campus. –See Map

We look forward to working with you on your purchase of a home!

Bankers Trust
11111 University Avenue
Clive, Iowa 50325
515-222-5893

Neighborhood Finance
1912 6th Avenue
Des Moines, Iowa 50314
515-246-0010

Drake University
2507 University Avenue
Des Moines, Iowa 50311
515-271-3116

DRAKE UNIVERSITY HOME INCENTIVE PURCHASE PLAN

January 1, 2009

The intent of this plan is to provide an incentive as well as assistance to eligible Drake University employees which may be utilized with other available private financing options to assist in the purchase of an owner occupied single family dwelling in an area adjacent to campus as designated on the attached map.

This incentive is available to eligible, full-time employees of Drake University.

The defined area is as follows: Clark Street to Cottage Grove and 23rd Street to 31st Street. See attached map.

Drake University will provide a maximum assistance of up to \$2,500.00 which may be reimbursed for various loan closing costs such as abstracting, appraisal fees, title opinion, credit report or origination fees. Note: IRS regulations require any amounts paid by the University on behalf of an employee be treated as taxable income.

The contact person for Drake University shall be Donna Blunck, 307 Old Main, telephone number 271-3116.

Neighborhood Finance Corporation has several programs which can be combined with the Drake incentive. In addition, Bankers Trust will also add incentives such as discounting the origination fees and attractive interest rates. Buyers will have to meet loan requirement criteria, credit worthiness and other requirements stipulated by either NFC or Bankers Trust. For forgivable loans on improvements to a property there are also requirements for the purchaser to live in the home a specified length of time.

The partnership with Drake University, Bankers Trust and Neighborhood Finance Corporation offers great benefits to our employees both in offering significant financial benefits and in strengthening the community surrounding our campus. The partnership also demonstrates the University's belief in and long-term commitment to our neighborhood, which will be enriched by new homeowners.

DRIVING DIRECTIONS TO DRAKE UNIVERSITY

From the East and North

At the northeast edge of Des Moines, I-80 and I-35 join and go west around the city while I-235 goes through Des Moines. Take I-235 west for about six miles to the 31st Street exit, which is past the downtown area. You will see a sign that says "Exit 6, Drake University." Exit I-235 at the 31st Street exit and turn right (north). Travel approximately six blocks on 31st Street to the stoplight at University Avenue. At University Avenue, turn right and go one block and you will see the Olmsted Center parking lot (#53) on the left (north) side of University. Reserved parking for admission visitors is located on the south side of the lot. Cole Hall, Office of Admission (#13) is located one block east of the Olmsted Center parking lot.

From the West and South

At the southwest edge of Des Moines, I-80 and I-35 join and go east around the city while I-235 goes through Des Moines. Take I-235 east to the 31st Street exit in Des Moines. Be sure you have passed the 63rd Street exit. Exit at 31st Street and turn left (north). Travel approximately six blocks on 31st Street to the stoplight at University Avenue. At University Avenue, turn right and go one block and you will see the Olmsted Center parking lot (#53) on the left (north) side of University. Reserved parking for admission visitors is located on the south side of the lot. Cole Hall, Office of Admission (#13) is located one block east of the Olmsted Center parking lot.



2507 University Avenue
Des Moines, IA 50311-4505

1-800-44-DRAKE

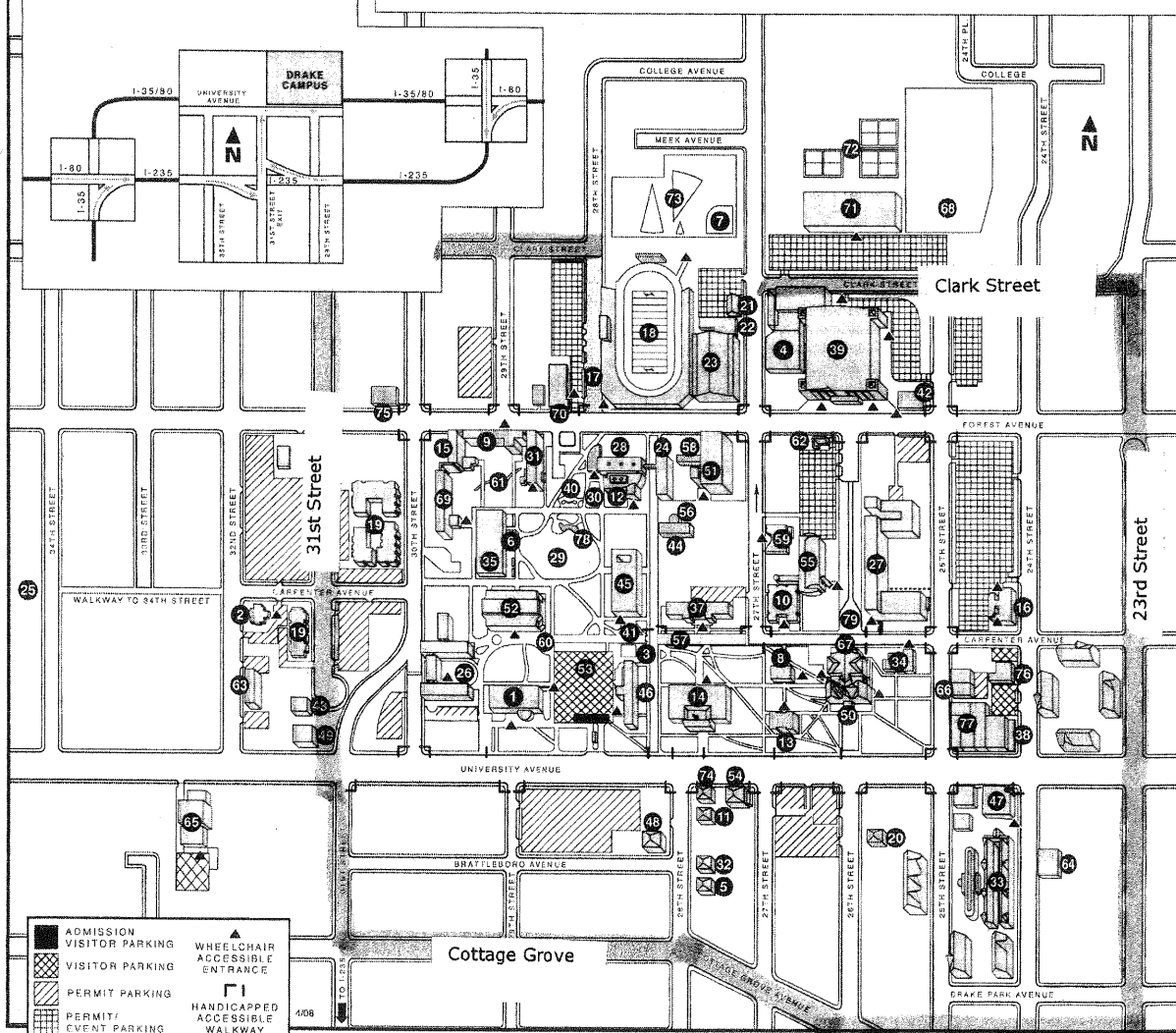
Call locally and from outside the United States:
1-515-271-2011; www.drake.edu

BUILDING KEY

- | | |
|--|--|
| 1 Allier Hall | 41 Lane Plaza |
| 2 American Republic Health Center | 42 Mainstay |
| 3 Andersen Time Element | 43 McCoy Apartments |
| 4 Bell Center | 44 McJury Hall |
| 5 Black Cultural Center | 45 Meredith Hall |
| 6 Branson Plaza | 46 Morehouse Residence Hall |
| 7 Buel Softball Field | 47 Neil and Bea Smith Legal Clinic |
| 8 Carnegie Hall | 48 Newman Community/St. Catherine of Siena |
| 9 Carpenter Residence Hall | 49 Norman Apartments |
| 10 Carrington Hall | 50 Old Main |
| 11 CAVA House | 51 Olin Hall |
| 12 Cline Hall of Pharmacy and Science | 52 Olmsted Center |
| 13 Cole Hall | 53 Olmsted Center Visitor Parking Lot |
| 14 Cowles Library | 54 Opperman Center (American Judicature Society) |
| 15 Crawford Residence Hall | 55 Opperman Hall and Law Library |
| 16 Dial Center for Computer Sciences | 56 Oregon Scott Chapel |
| 17 Drake Plaza | 57 Painted Street |
| 18 Drake Stadium | 58 Pioneer Greenhouse |
| 19 Drake West Village | 59 The Point |
| 20 Eco-House | 60 Principal Plaza |
| 21 Facility Services | 61 Quad Creek |
| 22 Facility Services Offices | 62 Real Estate Office |
| 23 Fieldhouse | 63 Ross Residence Hall |
| 24 Fitch Hall | 64 ROTC |
| 25 Fraternities/Sororities | 66 School of Education |
| 26 Goodwin-Kirk Residence Hall | 66 Security |
| 27 Harmon Fine Arts Center | 67 Sleslow Auditorium |
| 28 Harvey Ingham Hall | 68 Soccer Field |
| 29 Helmick Commons | 68 Stalinski Residence Hall |
| 30 Helmick Courtyard | 70 Studio Arts Hall |
| 31 Herriott Residence Hall | 71 Tennis Center |
| 32 Hispanic Cultural Center (La Casa) | 72 Tennis Courts |
| 33 Holiday Inn Express | 73 Throws Venue |
| 34 Howard Hall | 74 United Campus Ministries |
| 35 Hubbell Dining Hall | 75 University Book Store |
| 36 Intramural Fields | 76 University Print Shop |
| 37 Jewett Residence Hall | 77 Varsity Theater/Retail/Drake Offices |
| 38 Kirne Alumni and Development Center | 78 Wells Fargo Financial Reflecting Pool |
| 39 Knapp Center | 79 Wilcox Plaza |
| 40 Krage Howell Agers | |

DEPARTMENT KEY

- Admission, Cole Hall **13**
 Alumni and Development,
 Kirne Alumni and Development Center **38**
 American Judicature Society, The Opperman Center **54**
 Anderson Gallery, Harmon Fine Arts Center **27**
 Athletic Ticket Office, Knapp Center **39**
 Athletics, Bell Center **4**
 Business and Finance, Old Main **60**
 Campus Information Systems,
 Dial Center for Computer Sciences **16**
 College of Arts and Sciences, Harmon Fine Arts Center **27**
 College of Business and Public Administration, Allier Hall **1**
 College of Pharmacy and Health Sciences,
 Morgan E. Cline Hall/Olin Hall **12/51**
 Computer Help Desk/Information Technology, Carnegie Hall **8**
 Dean of Students Office, Old Main **60**
 Fine Arts Box Office, Harmon Fine Arts Center **27**
 Head Start, School of Education **65**
 Human Resources, The Point **59**
 Institute for Character Development,
 Varsity Theater/Retail/Drake Offices **77**
 International Center, The Point **59**
 Intramural Office, Bell Center **4**
 Law Library, Opperman Hall **55**
 Law School, Carwright Hall **10**
 Marketing and Communications, Old Main **50**
 Pomerantz Student Union, Olmsted Center **52**
 President's Office, Old Main **60**
 Provost's Office, Old Main **60**
 Recreational Services, Bell Center **4**
 Residence Life, Olmsted Center **52**
 School of Education, School of Education **66**
 School of Journalism and Mass Communication, Meredith Hall **45**
 Sports Information, Facility Services **21**
 Student Accounts, Old Main **60**
 Student Disability Services, Old Main **60**
 Student Employment, The Point **59**
 Student Financial Planning, Carnegie Hall **8**
 Student Life Center, Olmsted Center **52**
 Student Records and Academic Information, Old Main **60**
 Studio 55, Harmon Fine Arts Center **27**



Drake University's campus is a smoke-free environment.