

Structured Installment Sale

Buyers
Met Tower Life Insurance Company

As part of the property transaction, the seller has proposed a Structured Installment Sale (SIS)¹, which converts some or all of the purchase price into a stream of payments over time and allows a third party to manage those payments for the buyer. Our highly-rated company manages the investment risk and takes care of the administration of the ongoing payments. This option facilitates the transaction, ensuring both sides achieve their goals.

There are some simple documents that MetLife provides for you to complete and sign along with your Purchase and Sale agreement. These documents ensure the funds used to purchase the property are qualified and the transaction is eligible for a Structured Installment Sale.

| Document | Description |
|---------------------------------------|---|
| Source of Funds Verification | Presents source of qualified funds for transaction |
| Purchase & Sale Agreement | Property sale contract between buyer and seller |
| Addendum to Purchase & Sale Agreement | Periodic payment agreement between the buyer and the seller |
| Representation & Acknowledgement | Good faith document |
| Assignment Agreement | Assigns Buyer's obligation to MACI |

The Met Tower Life Advantage

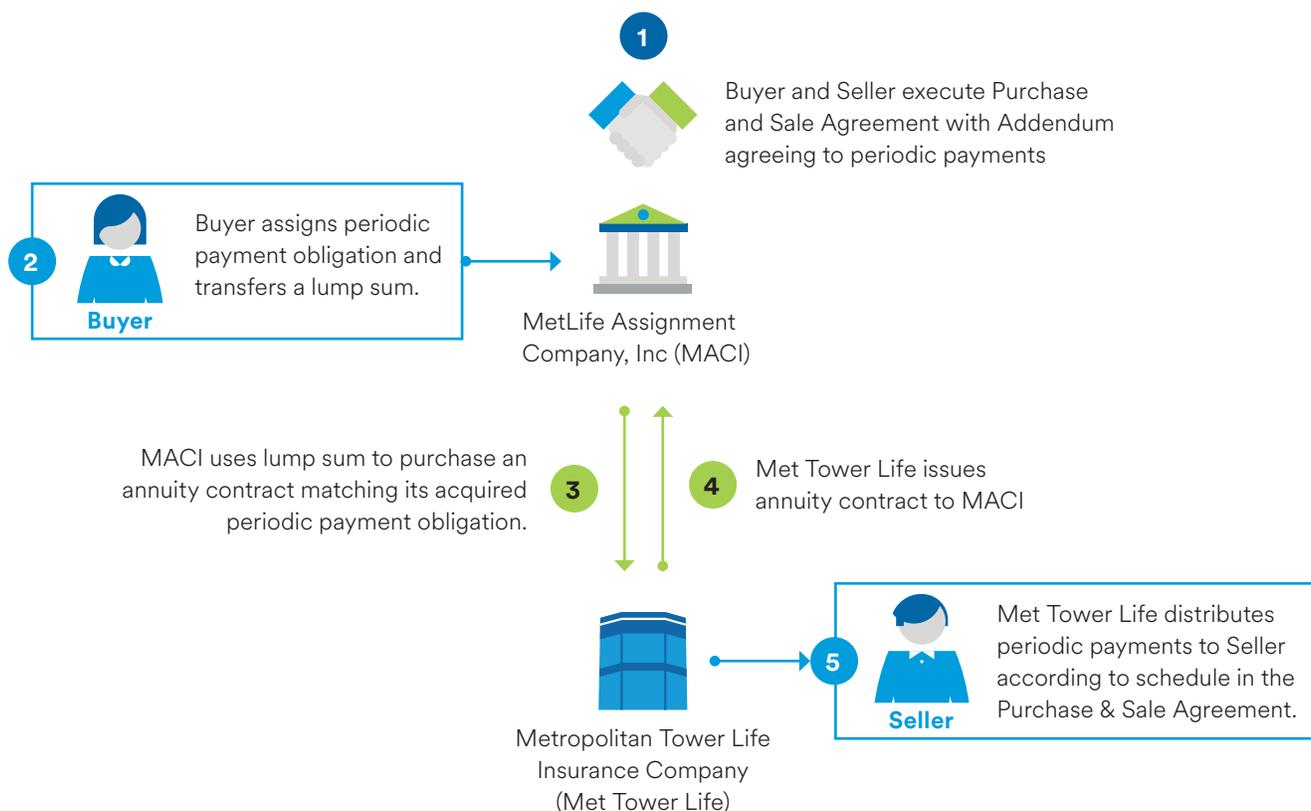
The promise of financial security is only as solid as the company making the guarantee.² The Structured Installment Sale is provided by Metropolitan Tower Life Insurance Company, (Met Tower Life), an insurance industry leader and a leader in the structured settlement market.



Met Tower Life holds an A+ rating from A.M. Best, an Aa3 rating with Moody's, an AA- with Fitch and an AA- with Standard & Poor's. With Met Tower Life, you are choosing an industry leader who will make a financially sound partner with you every step of the way.³

How does a Structured Installment Sale work?

All parties agree to periodic payments for a stated number of years as a condition of the property sale. The periodic payment obligation is then transferred to MetLife Assignment Company (MACI) by the Buyer, who pays the full premium to cover the payments.⁴ MACI takes the Buyer's premium check for the periodic payments and purchases an annuity from Metropolitan Tower Life Insurance Company (Met Tower Life). Met Tower Life then issues the scheduled payments to the Seller on behalf of MACI.



1. For a transaction to qualify as a Structured Installment Sale, it must be an eligible property under IRS code 453 in which the seller receives at least one payment after the tax year of the transaction.
2. Guarantees are subject to the financial strength and claims-paying ability of Metropolitan Tower Life Insurance Company.
3. For current ratings information and a more complete analysis of the financial strength of Metropolitan Tower Life Insurance Company, please go to www.metlife.com and click on "About Us," "Corporate Profile," "Ratings."
4. The Buyer's assignment of the periodic payment obligation is intended to be interpreted such that any Periodic Payments assigned to Assignee qualify for installment sale treatment under Internal Revenue Code Section 453. To better preserve this tax result, the Buyer remains indebted to the Seller for future Periodic Payments, however, Seller agrees to first look to the Assignee and to not seek payments from the Buyer unless and until the Assignee is in default of its Periodic Payments obligations.

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