

# Affordable | Responsive | Qualified

## A Nationally Recognized SPE Service Provider

### COMPETITIVE COSTS

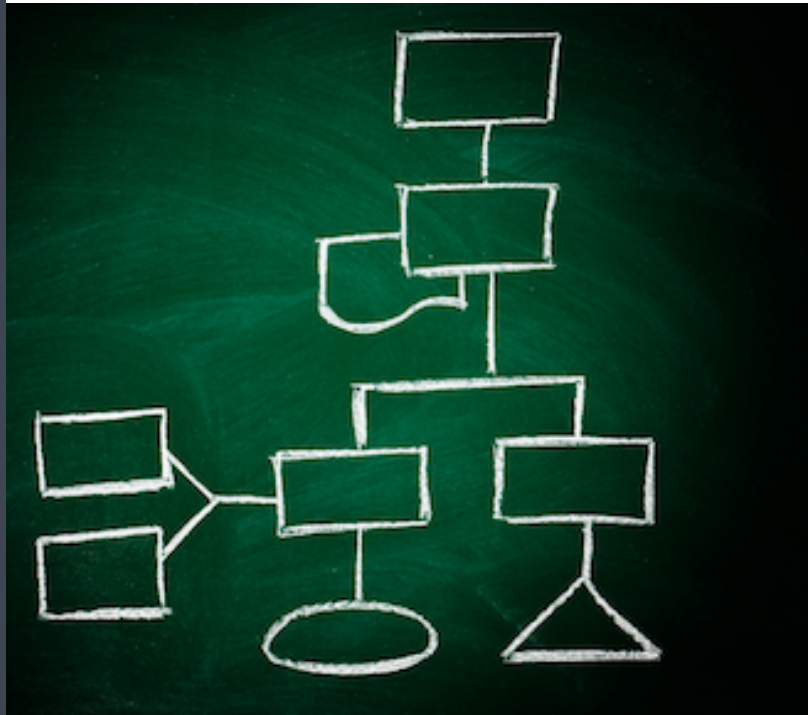
We offer our services for a low yearly fixed fee and do not require D&O insurance. We extend discounted fees to repeat customers and for multiple engagements in a single transaction. We understand the realities of our services and price our independent persons, springing members and registered agents accordingly.

### FAST RESPONSE TIME

We understand that independent directors, independent managers and independent trustees are a lender imposed requirement and strive to make the process as painless as possible for our customers and their legal counsel. In this regard, we utilize a streamlined engagement process. We will never be a source of anxiety or delay in a loan closing and pride ourselves on our ability to respond to a customer's request within minutes.

### HIGHLY QUALIFIED

We have been in business since 2002 and are owned and operated by professionals familiar with SPE requirements. We have provided our services in connection with over 600 hundred loan transactions nationwide, including those reviewed by rating agencies. Our repeat customers include large REITs, companies that structure TIC transactions, and property owners and investors of all sizes in the United States and Canada.



### SERVICES AVAILABLE

- INDEPENDENT DIRECTORS
- INDEPENDENT MANAGERS
- INDEPENDENT TRUSTEES
- SPRINGING MEMBERS
- SPECIAL MEMBERS
- REGISTERED AGENTS

SPE Independent Director, LLC is a nationally recognized professional service company providing SPE services to borrowers of all sizes. We offer independent directors, independent managers and independent trustees nationwide and offer registered agent services in North Carolina and Georgia. We also offer springing member services through our affiliated company - Special Member, LLC.

Our competitive costs, exceptional response time and highly qualified people make us the preferred choice for your transaction, especially if rating agency approval is required.

Let us provide your independent director, independent manager, independent trustee, springing member or registered agent services, so you can focus on getting your commercial mortgage loan closed and returning to the business of operating your asset.



[www.speid.com](http://www.speid.com)

# Affordable | Responsive | Qualified

## Company Bios

### Heidi M. Hosmer

*President* | heidi@speid.com

Heidi is President of SPE Independent Director, LLC. She is responsible for the day-to-day operation of the Company, including the administration of the Company's 800+ independent director, independent manager and independent trustee engagements. Prior to joining the Company, Heidi was a practicing attorney and spent several years as a mediator resolving legal disputes. Heidi earned her J.D. from Wake Forest University School of Law. She earned her B.A. from Emory University in Atlanta, Georgia, majoring in Anthropology and double minoring in French and Economics.

### John R. Hosmer

*Principal* | john@speid.com

John is a Principal of SPE Independent Director, LLC. Formerly a senior associate with the law firm of McGuireWoods LLP, John's law practice focused on capital markets, structured finance and commercial real estate. While an attorney at McGuireWoods, and prior to that at Cadwalader, Wickersham & Taft, he originated several hundred million dollars in loans secured by multi-family, retail, office, hotel and healthcare properties through various lenders' permanent loan programs, construction/permanent loan programs and credit tenant lease programs for which the lender's exit strategy was securitization in the CMBS market. As such, he is intimately familiar with special purpose entity requirements and their importance in the CMBS industry. John has been approved to serve as independent directors and managers on large loan originations and assumptions reviewed by S&P, Moody's and Fitch. He received his J.D. from Washington & Lee University School of Law and his B.A. in Economics from the University of North Carolina at Chapel Hill.

### Special Member, LLC

Special Member, LLC was created in 2004 with perpetual existence to bring consistency and longevity to the role of the special springing member used in single member limited liability companies. Special Member, LLC is operated by John R. Hosmer, Jr. and provides springing member services to many customers of SPE Independent Director, LLC.

#### SPECIAL MEMBER SERVICES

Is your borrower a single member limited liability company? Through our related entity, Special Member, LLC, we accommodate special (springing) member service needs at an affordable price. Contact us today to discuss our special member services.

#### REGISTERED AGENT SERVICES

We offer registered agent services in North Carolina and Georgia at a low yearly fee. Contact us today to discuss our registered agent services.

#### CONTACT US

SPE Independent Director, LLC  
7804 Fairview Road, #333  
Charlotte, NC 28226  
704.935.5372  
fax 800.475.2304  
info@speid.com

For more information on any of our services please visit us at:  
[www.speid.com](http://www.speid.com).