
PACIFICBANC MORTGAGE BROKER APPLICATION CHECKLIST

Thank you for your interest in PacificBanc Mortgage. Our Broker Approval department is responsible for reviewing and approving the Broker application. Documentation needed to support the Broker approval may vary, but the items listed below are required from applicants. Please use this checklist to ensure the application is complete and to expedite processing. A complete application and approval of the Broker is required prior to loan applications being accepted for registration. Please return the completed application package to your Account Executive for submission. We will generally provide a response to your completed application within five (5) business days of receipt from your Account Executive.

Required Documentation (All Types)

- Completed and Signed WHOLESale BROKER APPLICATION
- Credit Consent Form completed and signed by principle officers, owners and broker of record
- Completed and signed WHOLESale BROKER AGREEMENT

Company Specific Documentation

If applicant is a Corporation

- Completed and signed Corporate Resolution form authorizing signers of this application and agreement or copy of existing Corporate Resolution authorizing the same. The Corporate Resolution must include the corporate name and commonly known "dba" and must take the form of the sample provided as Exhibit 4
- Copy of Articles of Incorporation

If applicant is a Limited Liability Company (LLC)

- Article of Organization
- Operation Agreement

If applicant is a Partnership

- Partnership Agreement

Required Supporting Documentation

- Current financial statements (Balance Sheet and Profit & Loss Statement) dated within the past 5 months
- Resumes of the broker, officers/principals and other senior partners, key employees including underwriters
- A signed Loan Fraud Zero Tolerance form (Exhibit F)
- Completed W-9 Form (Exhibit G)
- Copy of Quality Control Policies and Procedures
- Completed Loan Compensation Plan (Exhibit_)

Required Documentation (FHA Lending)

For Broker applicants who wish to submit FHA eligible loan applications to PacificBanc Mortgage:

- A completed signed FHA Addendum to PacificBanc Mortgage Broker Agreement (Exhibit K)

In addition, please provide supporting documents from one of the following below:

- If previously approved as a FHA Originator with HUD, copy of HUD approval letter including ID.
- If not previously approved as a FHA Originator with HUD, copies of training completion certificates for one or more of the following: FHA processing, FHA origination, or FHA underwriting.



PACIFICBANC MORTGAGE WHOLESALE LENDING BROKER APPROVAL POLICY

POLICY OVERVIEW

The Broker Approval Policy and Procedures streamlines the process of approving Brokers and retains only the strongest and most reputable Brokers to deliver loans. Broker relationships are defined as mortgage loan brokers who originate and process loans that are submitted for loan approval and funding in PacificBanc's name. A complete application and approval of the Broker is required prior to loan applications being registered.

BROKER CRITERIA

The Broker must meet criteria as follows:

- Be properly licensed and authorized to originate and broker loans meeting PacificBanc's product line and underwriting requirements.
- Have been in business for at least two years. In cases of newer firms, principals should have a minimum of five year's experience in mortgage lending.
- Have a good reputation in the industry with proven references, and a high level of professionalism and strong ethical standards.
- Have a minimum net worth of \$25,000
- Have a "good standing" rating with all governmental licensing and revenue collection agencies, including a public record clear of any civil or criminal judgments. A Broker whose firm has been suspended, is currently under investigation by any governmental agencies or has an open judgment in excess of \$5 000 won't be approved and won't be renewed to do business with PacificBanc Mortgage.
- All principal officers, owners and/or partners and the broker of record must have an acceptable personal credit profile. In the case of corporations, the entity must have a satisfactory corporate report. Past credit difficulties will be reviewed on a case-by-case basis. A letter from the Broker explaining thiderogately item(s) is required.
- To be eligible for FHA originations, Broker must meet one of the following qualifications:
 - 1) be an active FHA originator under the HUD Loan Correspondent program closing FHA loans within the past six (6) months;
 - 2) have completed FHA/HUD training and received certification as a FHA originator;
 - 3) have employees who have completed. FHNHUD training and received certification as a FHA processor, FHA originator or FHA underwriter. Broker must further receive certification as a FHA originator within sixty (60) days of approval.

PacificBanc Mortgage Wholsale Broker Application

Company Information

Company Name/DBA: _____
 Address: _____
 Company Phone: _____ Company Fax: _____ Website: _____
 Business Entity: Individual Corporation Partnership Sole Proprietorship Limited Liabilty Company
 If a Corporation or Limited Liability Company, is the applicant a subsidiary of or controlled by another entity: Y N
 If yes, indicate the name of other entity: _____
 Primary Contact: _____ Primary Contact Email: _____ Date Formed: _____
 State of Incorporation or Organization: _____ Company NMLS ID: _____ Business Tax ID: _____

Ownerhip/Contacts

First Name	Last Name	NMLS #	Title	Owner %	Email	SSN

Mortgage Loan Originators

First Name	Last Name	NMLS #	Title	Email	SSN

Licenses

State	License #	Status	Exp. Date	Lic. Type

Additional Branches

Address	City	State	Zip	Branch Manager	Phone #

References

List your top three lenders that you currently broker loans to:

Company	Account Executive	Phone #

PACIFICBANC MORTGAGE BROKER AGREEMENT

THIS AGREEMENT is entered into this _____ day of _____, _____ between PacificBanc Mortgage ("PBM"), and _____ (hereinafter referred to as "Broker?").

WHEREAS, the parties wish to establish a non-exclusive relationship between and for the benefit of PBM and Broker, Broker will submit to PBM from time to time, selected and completed applications of eligible applicants for mortgage loans for review, underwriting and potential approval from PBM.

AGREEMENT

NOW, THEREFORE, in consideration of the promises, covenants and agreements hereinafter contained, the parties agree as follows:

1. Commitment to Responsible Lending:

Broker hereby affirms that it shares PBM commitment to abide by fair lending principle and its primary obligation is to act in the best interest of any loan applicant and, therefore, agrees to always:

- A. Carefully analyze each applicant's financial situation. Broker will only submit loans to PBM on behalf of an applicant whose financial situation demonstrates an ability and willingness to repay the loan.
- B. Ensure each applicant obtains an identifiable benefit from the terms of the loan.
- C. Refrain from knowingly or intentionally steering or directing an applicant into a loan product that is not based upon the best credit grade that the applicant would qualify for under applicable underwriting guidelines. In accordance with this standard, broker will not knowingly submit an application for a non-prime loan for an applicant who is eligible for and whose needs are met by prime loan.
- D. Operate in full compliance with all federal and state lending, non-discrimination, and brokering laws and regulations, including the disclosure of all fees on the Good Faith Estimate and HUD-1 Settlement Statement.
- E. Ensure that each and every loan submission contains no false or misleading information, including, but not limited to:
 - i. The true source of the down payment is disclosed to PBM.
 - ii. The appraisal is free from undue influence by the Broker or Broker's agents.
 - iii. The applicant's true credit characteristics are accurately calculated and disclosed.

Broker acknowledges and shares PBM's commitment to preventing mortgage fraud. Broker understands that PBM views fraud as both a criminal and predatory practice and that PB may report fraud to licensing and/or criminal authorities and may civilly sue brokers and agents that participate in fraudulent activity.

2. General Broker Responsibility:

Broker shall perform all of the following duties and functions at Broker's sole expense and Broker agrees to truthfully provide and perform these conditions in addition to the other promises, representations and covenants contained herein:

- A. Submit to PBM completed mortgage loan application packages (“Packages”) from applicants using such forms and under such programs, procedures and fee schedules as PBM periodically may establish.
- B. For any loan application that utilizes an automated underwriting system offered to Broker for the purpose of issuing credit approval, Broker has properly input all income, debt and other information as stated on the loan application and as required by applicable underwriting guidelines (“Guidelines”). Broker represents and warrants that all information provided is true, complete and accurate in all material respects. Broker further represents and warrants that the Packages when submitted to PBM will contain all information required.
- C. Furnish PBM the applicant’s credit, financial and other information as PBM may require.
- D. Provide such additional information as PBM may reasonably request to assist PBM in marketing the mortgage loans to the secondary market. Broker understands that such a request may occur after the closing of the mortgage loan by PBM.
- E. Perform such other services as PBM may require to close a mortgage loan.
- F. Provide a written evaluation of why any approved applicant fails to close a mortgage loan.
- G. Comply with all applicable local, state and federal laws, including but not limited to, Real Estate Settlement Procedure Act, the Equal Credit Opportunity Act, the Truth in Lending Act, the Fair Credit Reporting Act and any other governmental regulatory requirements relevant to brokerage of real property secured loan applications in each jurisdiction where the real property securing the promissory note is located.

3. Submission and Processing of Loan Application Packages:

Broker will take information from prospective mortgage loan borrowers and submit to PBM a completed, original, loan application package together with such related materials as may be designated by PBM. All such applications and related materials shall be in the form and content as specified by PBM. In the event any form is incomplete or PBM required additional information to evaluate the loan application, Broker will use its best efforts to assist in obtaining such additional information and/or documentation.

In connection with the submission of any loan application to PBM, Broker will perform the following services, as applicable, but without limitation: (i) initiate/order verification of employment (VOEs) and verifications of deposits (VODs), plus any additional documents required to establish income, employment, and cash available for closing; (ii) initiate/order credit reports and requests for mortgage and other loan verifications; (iii) initiate inspections or engineering reports; (iv) provide disclosures (truth-in-lending, good faith estimates, etc.) to the applicants as required by applicable law or as required by PBM; and (v) participate in the loan closing, if requested by PBM. In addition, Broker will perform at least one of the following services for each loan funded hereunder: (a) analyze the applicants’ income and debt and prequalify the applicants to determine the maximum mortgage loan that the applicants can afford; (b) educate the applicants in the home financing process and advise the applicants about the different types of credit products available, and demonstrate how closing costs and monthly payments would vary under each product; (c) collect financial information (tax returns, bank statements) and other related documents that are part of the application process; (d) assist the applicants in understanding and clearing credit problems; and (e) maintain regular contact with the applicants between application and closing to apprise them of the state of the application and the satisfaction of any outstanding conditions to closing, and to gather any additional credit, financial and other information as needed. PBM reserves the right, exercisable in PBM’s sole discretion, to require Broker to perform any or all of the foregoing services. Broker shall review the accuracy and completeness of all information provided by loan applicants, and shall at all times maintain the integrity of Broker’s loan application and processing operations.

4. Broker Compensation:

Subject to the full satisfaction of the conditions specified in this Agreement, PBM shall compensate Broker on a loan – by-loan basis for each mortgage loan PBM funds pursuant to this Agreement. When the proceeds of the mortgage loan have been disbursed to, or for the benefit of, the borrowers on a mortgage loan, that mortgage loan has been “funded”

by PBM. Compensation will be paid in the manner and at the time specified by PBM. Broker shall properly and fully disclosed all such compensation to Borrower. No compensation shall be owed by PBM to Broker on account of any mortgage loan that is not funded by PBM. Broker and PBM agree that the compensation paid by PBM to Broker pursuant to this Agreement is to compensate Broker for the Broker's origination of each mortgage loan funded by PBM, for services performed by Broker in connection with the origination of the mortgage loan. The parties agree that, notwithstanding any provisions of this Agreement to the contrary, the compensation paid to Broker shall not be greater than the reasonable value of the goods, services, circumstances pertaining to the mortgage loan. Should PBM determine that the Broker's compensation as to a mortgage loan exceeds a reasonable amount, PBM may withhold such compensation pending investigation and resolution.

5. Obligations to Deliver Loans:

Broker will use its best efforts to ensure the closing of each mortgage loan registered and rate-locked with PBM. As liquidated damages for loss of a bargain and not as a penalty, Broker agrees to pay such reasonable fees or charges, as PBM may from time to time establish by prior notice to Broker, for withdrawal of a mortgage loan registered with PBM. PBM shall have the right to review, from time to time, upon reasonable prior notice to Broker, Broker's files and other documents pertaining to registered mortgage loans that have failed to close. Such review will be conducted in a manner that does not unreasonably interfere with Broker's normal operations. If requested by PBM, Broker shall provide a written evaluation of why an approved borrower fails to close a mortgage loan and shall furnish to PBM such information and documentation including without limitation, a copy of the Equal Credit Opportunity Act adverse action notice provided to the applicant, as PBM may reasonably request.

6. Broker's Representations and Warranties:

Broker represents and warrants to PBM at the time any mortgage loan Package is submitted to PBM and at the time any mortgage loan is funded and closed that:

- A. No mortgage loan (a) is subject to the provisions of the Homeownership and Equity Protection Act of 1994 as amended ("HOEPA"), (b) is a "high cost" mortgage loan, "higher-priced mortgage loan", "covered" mortgage loan or "predatory" mortgage loan under any federal, state or local law, rule, or regulation, (c) is subject to any comparable federal, state or local statutes or any other statute or regulation providing assignee liability to purchasers or holders of such mortgage loans, or (d) has total points and fees charged to the borrower in excess of the limits allowed by Fannie Mae and Freddie Mac as of the date the mortgage loan is closed.
- B. No predatory, abusive or deceptive lending practices, including but not limited to, the extension of credit to a mortgagor without regard for the mortgagor's ability to repay the mortgage loan and the extension of credit to a mortgagor which has no apparent benefit to the mortgagor, were employed in connection with the origination of the mortgage loan.
- C. None of the statements, documents, or information provided by the Broker or Broker's agents in any Package contains or will contain any untrue or erroneous statement or omission of a material fact. Broker understands that by making the warranty in this paragraph, it is warranting the accuracy of all information contained in any loan Package submitted to PBM, whether or not Broker has knowledge or reason to suspect any inaccuracy or omission. Broker acknowledges that the information in the Packages may be subject to PBM's independent verification, underwriting approval or quality control review but this shall not affect Broker's duties, responsibilities, representations and warranties hereunder and Broker shall not be entitled to rely on such actions of PBM to in any way relieve Broker of his responsibilities, representations, and warranties herein.
- D. Unless otherwise exempt, Broker is in compliance with all business licensing requirements to do business in the state(s) in which Broker originates any mortgage loan and possesses and agrees to maintain as valid, all necessary licenses, permits, and authority to engage in activities contemplated by this agreement.

- E. Unless disclosed to PBM in writing before the funding of any mortgage loan, Broker shall not received any direct or indirect payment from any person other than the applicant with respect to the mortgage loan, including, without limitation, a payment involving escrow, appraisal or sale, and Broker (and Broker's agents, employees, officers and directors) shall have no direct or indirect ownership in any property intended as security for the mortgage loan being reviewed by PBM for purposes of purchase.
- F. Broker, if it is a corporation, is duly organized, validly existing and in good standing under the laws of the jurisdiction of its incorporation, and has full power and authority to own its assets and carry on its business as it is now being conducted, and is duly qualified to transact business where such qualification is required.
- G. Broker meets the applicable standards set forth in the Guidelines for doing business with PBM. Neither Broker, nor any of its current or former (during the time of their employment by Broker) officers, directors, principal shareholders (if Broker is a corporation), partners (if Broker is a partnership), or loan officers or originators have ever been excluded from conducting business with FNMA, FHLMC, FHA or the VA, or indicted, convicted or under investigations for any criminal offenses or any fraudulent activity related to mortgage lending.
- H. Broker has no knowledge nor any reason to know (i) of any damage to the property proposed as security for the loan by fire, windstorm or other casualty, (ii) that any property has been or will be condemned, (iii) of any detrimental conditions, which could reasonably be expected to adversely affect the market value of the property proposed as security for the loan including, but not limited to, expansive soils, underground mines or storage tanks, soil subsidence, landfills, superfund sites special study zones, noncompliance with all applicable environmental laws, or other conditions similar to any of the foregoing, (iv) of any or outstanding mechanics' or materialmen's liens which are or may be a lien prior to, or of equal priority with, the lien of the security instrument except those which are affirmatively insured against by the title insurance policy, (v) of any outstanding oil, gas or other mineral interest not owned or controlled by the proposed borrower which might jeopardize the security interest in the property or any manner diminish the value of the property as security for the loan, (vi) of any circumstance or condition which might indicate that the appraisal is incomplete or inaccurate or that the value of the property proposed as security for the loan might not be at least the amount reported therein, or (vii) of any circumstances or conditions with respect to the property proposed as security for the loan (including, without limitation, lack of any required inspections, licenses, or certificates, required by law), the borrower or the borrower's credit standing that could reasonably be expected to cause private institutional investors to regard the loan as an unacceptable investment, or cause the loan to become delinquent, or adversely affect the value or marketability of the loan. For purposes of the foregoing, broker shall be deemed to have "knowledge" of all information and documentation known to or in the possession of Broker's employees, representatives, agents, and contractors, as well as any persons or entities which have entered into any contractual arrangement with Broker to originate mortgages under Broker's name including, without limitation, any person or entities participating in a "net branch" or similar arrangement with Broker, (such person and entities hereinafter referred to as "Third Party Originators").
- I. Broker has complied with (i) all terms, conditions, and requirements of the Guidelines and this Agreement and (ii) all applicable federal, state and local laws and regulations, including, without limitation, making all disclosures relating to the amount and source of compensation or revenue paid to Broker by a borrower, PBM, or third parties.
- J. Except as otherwise disclosed to PBM in writing before the brokering of any loan, Broker: (i) has not received, and has no agreement to receive, any direct or indirect payment from any third party with respect to the loan application package (or the related real estate transaction), including without limitation, payments from escrow agents, appraisers, or real estate brokers, or agents of borrowers, and (ii) unless disclosed in writing in advance to and approved by PBM, has no direct or indirect ownership interest in any property acting as security for the loan. Broker will not collect any fees in advance of closing from prospective borrowers unless permissible under applicable law and regulation and fully disclosed to PBM. Broker has not advanced funds or induced, selected or knowingly

received an advance of funds by a party other than the borrower for the payment of any amount required to obtain the loan.

- K. With respect to any FHA insured mortgage loan or a VA guaranteed mortgage loan, nothing has been done or omitted to invalidate the contract of insurance with Federal Housing Administration or the VA guaranty.
- L. All improvements upon the mortgaged property are insured by an insurer acceptable to PBM against loss by fire, hazards of extended coverage and such other hazards as are customary in the area where the mortgaged property is located, in an amount not less than the minimal amount set forth in the Guidelines for the applicable loan program. Each such insurance policy contains a "standard mortgagee clause" and such other clauses and endorsements as specified in the Guidelines.
- M. No mortgage loan will be brokered to PBM that was originated by any party other than Broker or Broker's employees, without the express written consent of PBM. Each such representation and warranty will survive any due diligence review by PBM, the closing, and funding of each mortgage loan, the liquidation or repurchase of any mortgage loan, the resale of any mortgage loan, and the termination of this Agreement and will be a continuing representation and obligation of Broker, its successors and permitted assigns, inuring to the benefit of PBM, its successors, and assigns.
- N. With respect to any mortgage loan represented to be insured by private mortgage insurance, if such insurance has been arranged by Broker, the insurer has issued its certificate evidencing that the loan is insured according to the standards required by PBM and the property mortgage insurance premium and any other sums due to the insurer has been paid to said insurer. Whether or not private mortgage insurance has been arranged by Broker, nothing has been done or omitted, the effect of which act or omission would be to invalidate the contract of insurance.
- O. All real estate appraisals made in connection with each mortgage loan shall have been performed in accordance with PBM's Underwriting Guidelines and in accordance with industry standards in the appraising industry in the area where the appraised property is located and accurately represents the value of the appraised property.
- P. All mortgage loan applications submitted to PBM will be originated and prepared by trained employees of Broker, competent in all relevant aspects of mortgage lending activities and will properly originate, prepared and completed in accordance with the procedures and guidelines of PBM which shall be known to Broker. Further, Broker agrees to deliver to PBM any and all exhibits or documents obtained or prepared by the Broker in connection with each loan submitted.
- Q. Broker has the requisite authority and capacity to enter into this Agreement.
- R. If PBM has determined that the property proposed as security for a mortgage loan is located in a special flood hazard area and that flood insurance is available under the National Flood Insurance Act of 1968, as amended, then the property is covered by a flood insurance policy in the required amount with an insurer acceptable to PBM. Broker has provided prospective borrowers with the Notice of Special Flood Hazards and Availability of Federal Disaster Relief Assistance as prescribed by the Flood Disaster Protection Act of 1973, as amended, not later than the deadline imposed by such Act.
- S. Broker does not employ any individual involved in the origination process for a mortgage loan that is listed on the General Services Administration Excluded Party List or the HUD Limited Denial of Participation List. Broker has and will take reasonable steps to ensure s/he does not employ an individual on either list in compliance with FNMA Announcement SEL-2010-01.
- T. No escrow company used by Broker for any mortgage loan submitted to PBM is owned, in whole or in part, by Broker.

7. Broker is an Independent Contractor:

Broker acknowledges that nothing in this Agreement shall be construed to create a joint venture between Broker and PBM. In addition, nothing in this Agreement shall be construed to make Broker a partner, agent, representative, or employee of PBM, and Broker shall not hold itself out as such. Broker may not use PBM's name in any advertising medium. Broker agrees that it shall conduct any and all business activities as an independent contractor to PBM. As an

independent contractor, Broker shall determine the method, details and means of performing of all services described within this Agreement.

8. Indemnification:

Broker shall indemnify and hold harmless PBM and its shareholders, directors, officers, agents, attorneys, employees, successors and assignees from and against (and shall reimburse the same with respect to) any and all loss, damage, liability, cost and expense, including reasonable attorney's fees incurred by reason of, or arising out of, or in connection with:

- A. Any breach of this Agreement; or
- B. Broker's failure to perform any obligation hereunder; or
- C. Any claim by an applicant resulting from PBM's failure or refusal to fund a loan.

Without limiting the generality of the foregoing, in the event of any breach of any representation, warranty or covenant contained in this Agreement by Broker, Broker's indemnity shall extend to any third party to which PBM has sold any loan or to any assignee thereon.

9. Early Pay-Off:

If a loan funded by PBM under this Agreement is paid in full within one-hundred eighty (180) days of the date of closing, Broker shall pay to PBM the excess of (a) any yield spread premium credited to the borrower less (b) the prepayment penalty, if any, collected by PBM under the terms of the loan.

10. Early Payment Default:

Broker shall immediately purchase from PBM any mortgage loan funded by PBM under this Agreement, for which any of the first three (3) scheduled payments due to PBM are not made by the borrower within the calendar month they are respectively due. In lieu of purchasing any such delinquent mortgage loan from PBM, in PBM's sole discretion, Broker may enter into an indemnification agreement to reimburse PBM for any and all costs, expenses, losses, etc. relating to such delinquent loan. If PBM requires a purchase of any such delinquent mortgage loan under this Section, the repurchase price will be calculated as described in Section 11 below.

11. Remedies for Breach of Representations and Warranties:

Upon discovery by either Broker or PBM of a material and adverse breach of any representative or warranty in this Agreement, Broker shall, upon demand, purchase any mortgage loan materially affected thereby. PBM shall exercise such option by written notice to Broker. Within ten (10) days thereafter, Broker shall pay the full repurchase amount by wire transfer to PBM and forward all appropriate instruments of assignment, all of which shall be without recourse to PBM (or such investor, if applicable). For purposes of this Section 11, the "mortgage loan" shall mean both funded loans and the real property security for any mortgage loan should PBM or any investor become the owner thereof through foreclosure or otherwise. The price which Broker will pay to PBM to purchase a mortgage loan shall be calculated as follows: (i) if the loan has been sold or assigned to a secondary market investor by PBM, the repurchase price shall be equal to (a) all amounts paid by PBM to such assignee (including any servicing release fee or other fee or premium) to repurchase such loan, plus (b) accrued but unpaid interest on such loan from the date of repurchase by PBM from such secondary market investor through the date of repurchase by Broker from PBM, plus (c) the borrower's current escrow/impound account balance, if any; or (ii) if the loan has never been sold or assigned by PBM, the repurchase price shall be equal to (a) the unpaid principal balance of the mortgage loan, plus (b) any accrued but unpaid interest through the date of repurchase of the loan, less any fees previously paid to PBM (but excluding any applied buydown subsidy), plus (c) borrower's current escrow/impound account balance, if any, deposited with PBM, plus (d) any fees or premium previously paid to Broker by PBM, plus (e) other costs incurred by PBM related to the loan through the date of Broker's purchase (or, in the case of FHA and VA loans, through the last day of the calendar month in which the repurchase

takes place). Upon Broker's purchase of a mortgage loan, Broker shall also assume all servicing obligations in connection therewith.

12. PacificBanc Mortgage Obligation and PBM and/or its Contract Underwriter Has Sole Discretion to Approve Mortgage Loans:

PBM agrees to review all packages submitted by Broker; however, mortgage loan approval shall be within PBM's sole discretion. Broker shall not represent that PBM has approved or will approved any mortgage loan until Broker is so informed by PBM in writing. Mortgage loans shall close in the name of PBM and PBM shall appear on the promissory note as beneficiary. In the event that a mortgage loan application is denied, PBM shall cause to be delivered to Broker a statement of credit denial, termination or change. Broker agrees to inform Applicant of the adverse action on the mortgage loan application in accordance with the regulations of the Equal Credit Opportunity Act.

13. Change in Underwriting Standards:

Broker agrees that PBM's underwriting standards may be amended at any subsequent time upon reasonable prior written notice to Broker. Upon such change and written notice, Broker shall comply with all modified underwriting guidelines and modifications thereto. In the event PBM purchases a mortgage loan which does not comply with guidelines, the exception must be pre-approved in writing by PBM and PBM may purchase such loans at PBM's option and sole discretion; provided, however, that any such purchase shall not constitute a waiver of any other guidelines, except as to that loan, and shall not obligate PBM to purchase any other mortgage loans which do not strictly conform to said guidelines.

14. Inspection Rights of PBM and Recertification Compliance:

Broker agrees to keep and maintain its books and records as to mortgage loans hereunder so as to meet and comply with Federal and State laws and regulations. Broker hereby grants permission and authority to PBM to audit said files. Broker understands that PBM will maintain an active Quality Control System and that PBM may routinely reverify pertinent credit documentation and appraisals submitted by Broker even after a loan is closed or sold to PBM.

Broker agrees and authorizes PBM to verify, monitor, and report the business quality of the Broker and Broker's brokerage business at PBM's expense. PBM may use industry sources such as, but not limited to Informative Research and other business credit reports to obtain and report, as the case may be, such information. PBM reserves, in its sole discretion, the right to cancel this Agreement based on such findings.

During the term of this Agreement, PBM will conduct an annual recertification process. Broker will furnish PBM with (i) copies of all renewals of its licenses within thirty (30) days after same are issued to Broker by the applicable regulatory authorities; and (ii) copies of Broker's audited financial statement, promptly after the same become available (in the event Broker does not obtain an audited financial statement, Broker will furnish PBM with its internally prepared financial statements, certified by Broker's chief financial officer to be prepared in accordance with generally accepted accounting principles consistently applied with any exceptions thereto expressly noted). If requested by PBM, Broker shall also provide any other information reasonably related to substantiating Broker's continuing eligibility status, including, but not limited to, Quality control procedures and processes. PBM, in its sole discretion, may terminate this Agreement should Broker fail to maintain any of its eligibility thresholds.

15. Notices:

All notices required herein shall be in writing and shall be deemed to have been given, made and received:

- a. One business day after the date of dispatch, if by facsimile with a confirmed transmission.
- b. One business day after deposit, if delivered by a nationally recognized courier service offering guaranteed, overnight delivery; or

- c. Three business days after deposit in the United States mail, certified mail, postage prepaid, return receipt requested at the addresses below.

All notices required to be given may be given by registered or certified mail addressed as follows:

If to PBM: 3070 Bristol Street # 400
Costa Mesa, CA 92626
ATTN: Mark Matta

If to Broker: _____

Or at such other offices or addresses as either party shall inform the other in accordance with this paragraph.

16. No Assignment of Broker's Rights or Duties:

Broker shall not have the right to assign any of its duties, obligations, or rights under this Agreement without the prior written consent of PBM, which consent is subject to PBM's sole discretion.

17. Arbitration of Disputes, Attorneys Fees:

Any controversy, claim or dispute among the parties arising out of this contract, or the breach thereof, shall be settled by arbitration in accordance with the Commercial Arbitration Rules of the American Arbitration Association in Orange County, California and judgment upon the award rendered by the Arbitrator may be entered in any court having jurisdiction, including the Superior Court of California, County of Orange. The fees and costs incurred in any such arbitration (exclusive of each party's attorney's fees and costs) shall be borne equally between the parties, however, any such fees and costs paid by the prevailing party in any such arbitration shall be added to the arbitrator's award and assessed against the nonprevailing party. In addition, the prevailing party shall also be awarded and recover from the nonprevailing party its attorney's fees in addition to any other relief to which it may be entitled. Should either party fail or refuse to pay its share of the fees and costs, then the non refusing party may advance those fees and costs and the non paying party shall then be deemed to have waived their right to participate in the binding arbitration and shall be precluded from participating in the arbitration unless and until they have reimbursed the advancing party. Any such reimbursement must be at least 14 days prior to the Arbitration Hearing date in order to cure the default of the non paying party.

18. Entire Agreement:

This Agreement constitutes the entire Agreement between the parties pertaining to the subject matter contained in it and supersedes all prior and contemporary Agreements, representations and understandings. No supplement, modification or amendment shall be binding unless executed by both parties, except where PBM has been specifically granted the right to do so hereunder. It is the intention of the parties that this Agreement shall be deemed entered into within Orange County, California, and construed under and according to the substantive laws of the state of California and shall not be binding until executed by PBM. All questions regarding the validity, interpretation or performance of any of its terms, representations and warranties of any rights or obligations of the parties shall be governed by the laws of the State of California.

19. Enforceability of Agreement:

If any provision of this Agreement is held invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force with being impaired or invalidated in any way.

20. Further Acts of Parties:

Each party shall perform any further acts and execute and deliver any documents that may be reasonably necessary to carry out the provisions of this Agreement.

21. Caption:

Any captions hereunder are for convenience or reference only and are not to be construed, confining or limiting in any way to the scope or intent of the provisions hereof.

22. Waiver:

The failure or delay to exercise any right hereunder shall not act as a waiver of any other right, nor shall any single or partial exercise of any right preclude any other or further exercise thereof. The waiver of any breach, term, provision or condition of this Agreement shall not be construed to be a waiver of any other breach, term, provision or conditions. All remedies afforded by this Agreement, or breach hereof, shall be cumulative, that is, in addition to all other remedies provided herein at law or in equity.

23. Power of Attorney:

Broker hereby irrevocably makes, constitutes, and appoints PBM and any of its properly designated officers, employees, or agents as its attorney-in-fact to do any and every act Broker is obligated or required to do to effectuate the transfer of a mortgage loan to PBM. This shall include, but not limited to, the right to sign or correct documents and do all those things necessary on behalf of Broker to carry out Broker's duties or obligations in any such transfer or sale. This power, being coupled with an interest, is irrevocable until this Agreement is terminated and all of Broker's obligations hereunder have been fully satisfied.

24. Rights of Offset:

If any amount Broker owes to PBM under this Agreement of the Guidelines remains outstanding for more than thirty (30) days after it is due, Broker hereby authorizes PBM to deduct from any subsequent mortgage loans brokered hereunder all such amounts due PBM. Any such offset may be exercised by PBM at any time and from time to time without prior notice to or demand upon Broker, all of which are hereby waived by Broker; provided, however, that PBM shall notify Broker within a reasonable time after effecting any such offset, but failure to give any such notice shall not invalidate any such offset.

25. Termination:

This Agreement will continue until terminated by either party. Either party may terminate this Agreement without cause upon fifteen (15) days prior written notice to the other. Either party may terminate this Agreement immediately without prior notice for cause, including, without limitation, breach of any representation, warranty, promise, or agreement made or deemed to be made in this Agreement or the Guidelines, or default in performance of any duty, obligation or responsibility hereunder or under the Guidelines. PBM reserves the right to terminate this Agreement without prior notice if Broker has brokered no loans to PBM within any consecutive six (6) month period. All representations, warranties, rights to audits, indemnity obligations, and other remedies will survive the termination of this Agreement.

26. Future communication:

Broker permits and authorizes PBM and its affiliates to send to Broker and Broker's employees, via e-mail or facsimile transmission, (a) notifications concerning changes to existing products, (b) new product features, (c) general business communications, and (d) other marketing materials. Broker acknowledges that such information is provided by PBM

for use by Broker and Broker's employees pursuant to the ongoing commercial relationship between Broker and PBM, as outlined herein.

27. Proprietary Information/Non-Circumvention:

Broker acknowledges that unique lending programs, processes, guidelines, and procedures (the "PBM Programs") constitute a trade secret and represent proprietary information owned solely by PBM. Broker agrees that Broker, its officers, directors, employees, agents, successors, and assigns will keep PBM's Programs confidential and will use PBM's Programs only in conjunction with this Agreement. Broker further agrees that Broker its officers, directors, employees, agents, successors, and assigns will not circumvent PBM by dealing directly with PBM's investors regarding any PBM loan program. This clause shall survive the termination of this Agreement and shall be enforceable by and in addition to any other remedies allowable by law.

28. Costs and Expenses:

All costs and expenses incurred in connection with Broker's transfer and delivery of any mortgage loan to PBM, including without limitation, Broker's attorney's fees, shall be paid by Broker.

29. Change of Ownership, Financial Condition or Senior Management:

Broker will promptly advise PBM of any material adverse change in its business or financial condition, or any change in its ownership or management. Broker shall also immediately inform PBM in writing of any change in status of any required license and of any pending, threatened, or final judicial, administrative, or regulatory action or order that may impact the status of a required license or its eligibility under this program. In addition to PBM's rights to terminate this Agreement as provided in this Agreement, PBM may refuse to fund loans submitted by Broker if PBM reasonably determines that Broker will be unable to fulfill any of its obligation under this Agreement.

PacificBanc Mortgage

Signature: _____

Printed Name: _____

Its: _____

Broker: _____

Signature: _____

Printed Name: _____

Its: _____

RESOLUTION

I hereby certify that I am the Secretary of _____, a corporation of the State of _____, and that as such Secretary, I have custody of the records of this Corporation, and by virtue of such action, the Board of Directors passed the following resolution at a meeting dated _____, _____, which is now in force and is not in conflict with the Charter or Bylaws of the Corporation.

RESOLVED, that the officers and agents of this Corporation appointed and named below are hereby authorized in the name of and on behalf of the Corporation to enter into an agreement with Royal Pacific Funding Corporation dba PacificBanc Mortgage and their operating subsidiaries (collectively, "PBM") to sell and/or broker mortgage loans, and that these individuals are each and severally authorized to sign on said agreement and on behalf of the Corporation and to effect any changes with respect thereto.

FURTHER RESOLVED, that these individuals are each and severally authorized to enter into commitments with PBM and to execute any and all other documents on behalf of this Corporation.

FURTHER RESOLVED, this Corporation is authorized to sign an agreement as required by PBM.

FURTHER RESOLVED, that this authorization shall remain in force until PBM receives, at its office, a certified copy of a resolution of this Corporation to the contrary, revoking all previous authorizations heretofore given. The revocation of previous authorizations, with respect to said account, shall not affect the validity of any item signed by the person or persons, at the time authorized to act.

Authorized Agent (Typed Name/Signature)

Authorized Agent (Typed Name/Signature)

Authorized Agent (Typed Name/Signature)

Authorized Agent (Typed Name/Signature)

Authorized Agent (Typed Name/Signature)

Authorized Agent (Typed Name/Signature)

Authorized Agent (Typed Name/Signature)

Authorized Agent (Typed Name/Signature)

IN WITNESS WHEREOF, I have executed this resolution in my capacity as Secretary of this Corporation this _____ day of _____, in the year _____.

Secretary

FHA ADDENDUM TO PACIFICBANC MORTGAGE BROKER AGREEMENT

THIS FHA ADDENDUM TO PBM BROKER AGREEMENT ("Addendum") is entered into this _____ day of _____, _____ between Royal Pacific Funding Corporation dba PacificBanc Mortgage ("PBM"), and _____ (hereinafter referred to as "Broker").

WHEREAS, Broker wishes to become a Sponsored Third Party Originator in conjunction with Federal Housing Administration ("FHA") insured mortgage loan application packages ("FHA Package") for residential mortgage loans and the parties wish to define the conditions pursuant to which PBM is willing to make available funds necessary to finance FHA insured mortgage loans ("FHA Loans") submitted to and accepted by PBM.

NOW, THEREFORE, in consideration of the promises, covenants and agreements hereinafter contained, the parties agree as follows:

1. Broker Agreement:

In addition to the previous of this Addendum, each FHA Package submitted to PBM and Broker, in submitting such package to PBM, shall be subject to and comply with all the provisions of the Broker Agreement between PBM and Broker.

2. Funding:

Broker shall process and submit to PBM FHA Packages, to be underwritten by PBM, all in accordance with the provisions specified in the Broker Agreement. Each FHA Package must meet PBM's then-current underwriting criteria and all applicable FHA requirements.

3. Representations and Warranties:

In addition to the representations and warranties set forth in the Broker Agreement, Broker further represents and warrants to PBM at the time any FHA Package is submitted to PBM and at the time any FHA Loan is funded and closed that:

- A. Broker has (i) been approved as an FHA correspondent and was neither suspended nor terminated by the FHA, (ii) successfully obtained its certification as a FHA originator; or (iii) employed a certified FHA processor or FHA originator while obtaining its status as a certified FHA originator and will become a certified FHA originator within 60 days of executing this Addendum.
- B. All of Broker's employees who were involved in the origination and processing of a FHA Loan were properly trained in and knowledgeable of all applicable FHA guidelines.

4. Audits:

In addition to any auditing rights PBM may have in the Broker Agreement, PBM shall have the right to audit and review Broker's operations, quality control, procedures, policies, manuals, and employee compensation. Any such audit may include a review of Broker's facilities as well as the experience and qualifications of Broker's staff. Any such audit may be conducted at the location where Broker's activities are performed during Broker's normal business hours and Broker agrees to cooperate in such any such audit and review.

5. Broker is an Independent Contractor:

Broker acknowledges that nothing in this Addendum shall be construed to create a joint venture between Broker and PBM. In addition, nothing in this Addendum shall be construed to make Broker a partner, agent, representative, or employee of PBM, and Broker shall not hold itself out as such. Broker may not use PBM's name in any advertising medium. Broker agrees that it shall conduct any and all business activities as an independent contractor to PBM. As an independent contractor, Broker shall determine the method, details and means of performing of all services described within this Addendum.

6. Entire Agreement:

Any capitalized term not defined herein shall have the meaning assigned to it in the Broker Agreement. This Addendum constitutes the entire agreement between the parties pertaining to the subject matter contained in it and supersedes all prior and contemporary agreements, representations and understandings pertaining thereto. No supplement, modification, or amendment to this Addendum shall be binding unless executed by both parties, except where PBM has been specifically granted the right to do so hereunder or under the Broker Agreement. It is the intention of the parties that this Addendum shall be deemed entered into within Orange County, California and construed under and according to the substantive laws of the state of California and shall not be binding until executed by PBM. All questions regarding the validity, interpretation or performance of any of its terms, representations and warranties of any rights or obligations of the parties shall be governed by the laws of the State of California.

7. Enforceability of Addendum:

If any provision of this Addendum is held invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force without being impaired or invalidated in any way. In the event of a conflict between the terms of this Addendum and the Broker Agreement, the terms of this Addendum shall control.

8. Further Acts of Parties:

Each party shall perform any further acts and execute and deliver any documents that may be reasonably necessary to carry out the provisions of this Addendum.

9. Termination:

This Addendum will continue until terminated by either party. Either party may terminate this Addendum without cause upon fifteen (15) days prior written notice to the other. Furthermore, PBM may terminate Broker's approval to submit FHA Packages upon fifteen (15) days prior written notice. Either party may terminate this Addendum immediately without prior notice for cause, including, without limitation, breach of any representation, warranty, promise, or agreement made or deemed to be made in this Addendum or the Broker Agreement, or default in performance of any duty, obligation, or responsibility under this Addendum or the Broker Agreement. All representations, warranties, rights to audit, indemnity obligations, and other remedies will survive the termination of this Addendum.

PacificBanc Mortgage

Broker: _____

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Its: _____

Its: _____

THE PACIFICBANC COMPANIES FAIR LENDING POLICY

Royal Pacific Funding Corporation dba PacificBanc Mortgage (collectively, "PBM") are committed to treating all customers fairly and equally. We strive to ensure PBM does not discriminate in any part of lending transactions based on the following:

- Race,
- Color,
- Religion,
- National Origin,
- Sex,
- Marital Status,
- Familial Status,
- Military Status,
- Sexual Orientation,
- Age, provided the applicant has the capacity and is of an age meeting the underwriting requirements for age,
- Disability,
- Receipt of public assistance income, whether a person has exercised any right under the Consumer Protection Act (this includes the Truth in Lending), or
- Any other basis prohibited by law

PBM's management and employees are committed to the practices of fair lending. It is PBM's policy to make credit products available to all applicants who meet our business focus in a fair and consistent manner within the confines of a safe and sound business practices.

The following is PBM's Fair Lending Policy.

- PBM is fully committed to the principle all credit decisions should be made without regard to the items listed above and will fulfill this commitment while maintaining prudent credit discipline and sound business practices.
- PBM recognizes affirmative steps must be taken to ensure that this principle is applied consistently and continuously throughout all aspects of our credit operation, including product design, sales and marketing, underwriting, training, performance evaluation, and servicing practices.
- Everyone at PBM involved in the credit process must strictly comply with fair lending requirements.
- PBM monitors the operation and achievements on a regular basis to ensure procedures are followed and PBM's objectives are met. PBM will continue to make changes in our operation as we identify ways to more effectively meet our commitment to fair lending.
- PBM requires loan terms, rates and fees to be consistent with applicant qualification, the applicant has the ability to repay the obligation and the applicant receives a tangible benefit from the loan transaction.

THE PACIFICBANC COMPANIES LOAN FRAUD ZERO TOLERANCE

All approved Wholesale Loan Brokers and Correspondents must be aware that the licensed real estate broker, mortgage lender, mortgage banker or loan broker (collectively, the “Broker”) bears the responsibility for all actions of the Broker’s employees or licensees. The Broker is responsible for the content and quality of each application taken and each loan submitted to PBM.

THE SUBMISSION OF A LOAN APPLICATION CONTAINING FALSE INFORMATION IS A CRIME!

Types of Loan Fraud

1. Submission of inaccurate information, including false statements on loan application(s) and falsification of documents purporting to substantiate credit, employment, deposit and asset information, personal information including identity, ownership/non-ownership of real property etc.
2. Forgery of partially or predominantly accurate information.
3. Incorrect statements regarding current occupancy or intent to maintain minimum continuing occupancy as stated in the security instrument.
4. Lack of due diligence by Broker/loan officer/interviewer/processor, including failure to obtain all information required by the application and failure to request further information as dictated by Borrower’s response to other questions.
5. Unquestioned acceptance of information or documentation that is known, should be known, or should be suspected to be inaccurate.
 - A. Simultaneous or consecutive processing of multiple owner-occupied loans from one applicant supplying different information on each applicant.
 - B. Allowing applicant or interested third party to “assist with the processing of the loan.”
 - C. Broker’s non-disclosure of relevant information.

Impact of Loan Fraud

The effects of “Loan Fraud” are costly to all parties involved. PBM stands behind the quality of its loan production. Fraudulent loans cannot be sold into the secondary market and, if sold, will require repurchase by PBM. Fraudulent loans damage our reputation with our investors and mortgage insurance providers.

The price paid by those who participate in “Loan Fraud” is even more costly. The following is a list of a few of the potential consequences that may be incurred:

Consequences to Broker

1. Criminal prosecution.
2. Loss of Broker’s license.
3. Loss of lender access due to exchange of information between lenders, mortgage insurance companies including submission of information to investors (Freddie Mac/Fannie Mae), police agencies, and the State Licensing Agencies.
4. Civil action by PBM.
5. Civil action by applicant/borrower or other parties to the transaction.
6. Loss of approval status with PBM.

I have read the foregoing and understand PBM's position on "Loan Fraud".

Company Name

Signature of "Broker of Record"

Signature of Principal Officer

State/Licenses Number



CREDIT CONSENT

We hereby give our consent to have Royal Pacific Funding Corporation dba PacificBanc Mortgage and/or their designated credit reporting bureau obtain any and all information concerning our employment, checking and/or savings accounts, obligations and all other credit matters which they may require in connection with our application to broker loans.

This form may be reproduced or photocopied. A copy of the original signed form shall be considered effective consent.

/_____
Broker of Record (Name/Signature)

Date

/_____
Owner or Partner (Name/Signature)

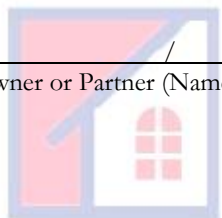
Date

/_____
Owner or Partner (Name/Signature)

Date

/_____
Owner or Partner (Name/Signature)

Date



PacificBanc
M o r t g a g e

LENDER-PAID LOAN ORIGINATOR COMPENSATION PLAN SELECTION FORM

Period: _____

Company Name: _____

PacificBanc Mortgage requires brokers to select the Lender-paid loan originator compensation plan that you want. The compensation plan selections we offer are indicated below. Your plan selection will be in effect through the end of the calendar quarter. The compensation plan applies to all branches of your mortgage company and is binding for all Lender-paid compensation loans closed by PacificBanc Mortgage. Going forward, you will be able to select a new compensation plan quarterly when notified by PacificBanc Mortgage of the opportunity to change. Contact your Account Executive with any questions regarding the form.

Please check below the Lender-paid loan originator compensation plan you want for the above referenced selection period. If you desire a floor and/or ceiling that will restrict your compensation, please complete those sections. Please return the completed form to us as quickly as possible. If you do not notify us of your compensation plan selection timely, your prior compensation plan selection will continue for the above-referenced period. In addition, if you have not previously selected a compensation plan and do not select one using this form, you will be assigned a compensation plan percentage of 1.50%.

.75% 1.00% 1.25% 1.50% 1.75% 2.00%

2.25% 2.50% 2.75% 3.00%

Floor: \$ _____

Ceiling: \$ _____

Authorized signature:_____
Print name:_____
Date

DISCLOSURES

- 1) Within the last three (3) years, has the Applicant, its owners, its broker(s) of record or any of its employees (i) had any formal complaints filed against them with a federal state mortgage banking/broker regulatory authority, (ii) been found in violation of any mortgage banking/broker federal or state regulatory authority's statutes or regulations, (iii) had an order entered against them by a federal or state mortgage banking/broker regulatory authority or (iv) been denied, suspended or had a registration or license revoked by a federal or state mortgage banking/broker regulatory authority?
 Yes No
 - 2) Has your company ever had unfavorable findings with regard to mortgage operations or servicing activities included in any audit, examination or report by FHA, VA, Fannie Mae, Freddie Mac or any regulatory supervisory or investigation agency?
 Yes No
 - 3) Has any owner, partner, officer, director, employee been affiliated with any company/business that was suspended by FHA, VA Fannie Mae, or Freddie Mac and /or subject to any voluntary or involuntary bankruptcy proceedings?
 Yes No
 - 4) Has the Applicant ever been suspended from brokering loans to another lender or had its approval status revoked by another lender?
 Yes No
 - 5) Has any owner, partner, director, employee or loan officer of your company ever been found guilty of a criminal offense?
 Yes No
 - 6) Is there any pending litigation involving the company or any of its owners, partners, shareholders, directors, officers, employees or loan officers?
 Yes No
 - 7) Has your company ever been denied, suspended or disqualified by any MI companies?
 Yes No
- If you answered "Yes" to any of questions 2-8, please explain (attached additional sheets if necessary)

-
- 8) Does Applicant have a due diligence process in place to ensure compliance with "high-cost" and "predatory lending" statutes for all applicable federal, state and if necessary, local laws?
 Yes No
Please provide details of your answer:

- 9) Has Applicant's lending, selling, servicing or insuring privileges ever been suspended or terminated by any of the above organizations, by any other state or federal regulatory authority, or by any mortgage insurance company?
 Yes No
 - 10) Have you been required to repurchase a loan(s) from investors in the last year?
 Yes No
If you answered "Yes", please state number of loan(s): _____ Aggregate dollar amount: \$ _____
-

AGENCY INFORMATION

Was the Applicant an FHA Correspondent? Yes No

If "Yes", please provide the following: ID#: _____ Date Approved: _____

Does the Applicant have VA sponsorship? Yes No

If "Yes", please provide the following: ID#: _____ Date Approved: _____

Is the Applicant approved with Freddie Mac? Yes No

If "Yes", please provide the following: ID#: _____ Date Approved: _____

Is the Applicant a Fannie Mae Seller/Service? Yes No

If "Yes", please provide the following: ID#: _____ Date Approved: _____

UNDERWRITING

Does Applicant currently utilize contract-underwriting services? Yes No

Does Applicant utilize contract processing services? Yes No

Do you use the following automated underwriting systems:

Desktop Underwriter Yes No

Loan Prospector Yes No

Other AUS Systems Yes No

APPRAISAL

Does Applicant have documented policies and procedures used to approve and monitor appraisal vendors? Yes No

If yes, does Applicant agree to maintain and enforce standards and controls relative to the approval and monitoring of its appraisers throughout the duration of its relationship with Lender? Yes No

Does Applicant have documented policies and procedures to comply with the Appraiser Independence Requirements (AIR) as adopted by the Federal Housing Finance Agency, Fannie Mae and Freddie Mac? Yes No

Does Applicant have documented policies and procedures to comply with the FHA appraisal independence requirements? Yes No

COMMUNICATIONS

From time to time, Royal Pacific Funding Corporation dba PacificBanc Mortgage, its subsidiaries or affiliates (collectively, "PBM") may communicate with approved brokers to provide them with valuable information related to their business relationship with PBM, including, without limitation, loan product information and notices. In some cases, the information may be communicated via PBM's website. In other cases, the information may be communicated via facsimile or email. To confirm the Applicant's agreement to receive communications via facsimile and email, please check the appropriate boxes below:

Applicant hereby consents to receive information from PBM by email: Yes No
Applicant hereby consents to receive information from PBM by facsimile: Yes No
In connection with the above consents, the Applicant consents to receive such information at the facsimile numbers and email addresses provided in this application: Yes No

Further, the Applicant consents to receive such information at any other facsimile numbers or email address that the Applicant or its owners, officer, broker of record or employees may provide to PBM from time to time after the date of this application: Yes No

AUTHORIZATION

I hereby authorize PBM to conduct a background check regarding any of the information provided on this application, including, without limitation, obtaining a credit report for any of the individuals listed on this application as an owner, broker of record or employee of the Applicant. In connection with this authorization, I hereby certify that I have obtained all required consents and approvals of all individuals listed on this application to authorize PBM and its affiliates to conduct such background checks and obtain such credit reports on such individuals. Applicant acknowledges that such reports and information will be obtained and used only in connection with PBM's approval of Applicant and evaluation of Applicant's eligibility to do business with PBM and not for any consumer credit or other purpose.

Applicant certifies to its best belief and knowledge that the information provided herein is true and correct.

PBM and its affiliates agree that any financial information provided by the Applicant will be treated as confidential and will not be released to any third party.

Broker of Record Signature

Typed Name

Firm Name

Majority Owner/Officer Signature

Typed Name

Title

Date

Title

Firm Name

Date

