

Thank you for your interest in becoming an approved broker/correspondent with Equity Loans, LLC. To expedite the approval process, you may e-mail this entire package to: brokerapproval@equityloans.com. In addition, please mail the package to the address below. Equity Loans, LLC must receive original signatures on the application, agreement, "Fair Lending Statement" and W-9.

Please mail the completed package to:
Equity Loans, LLC
1150 Hammond Dr., Bldg. E, Ste. 650
Atlanta, GA 30328
Attn: Broker Approval

Should you have any questions concerning the approval process, please contact the Broker Approval Department at (877) 255-3554 ext. 171. We look forward to establishing a mutually beneficial business relationship with you!

Equity Loans, LLC Broker/Correspondent Application Checklist

The following items are required to complete Equity Loans LLC Broker/Correspondent Application:

Eligibility

- Be properly licensed and authorized to originate and broker loans that meet the Equity Loans, LLC product line and underwriting requirements.
- Have been in business for at least two (2) years. In cases of newer firms, principals should have at least five (5) years experience in mortgage lending.
- Have a good reputation in the industry with proven references, a high level of professionalism, and strong ethical standards.
- Correspondents must maintain at all times a minimum tangible net worth equal to a minimum of \$1,000,000 plus an additional net worth of one percent of the total volume in excess of \$25 million of FHA single family insured mortgages originated, underwritten, purchased or services during the prior fiscal year, up to a maximum required net worth of \$2.5million. Not less than 20 percent of a mortgagee's required net worth must be liquid assets consisting of cash or its equivalent for FHA. For conventional approval lenders must have and maintain a net worth of at least \$2.5 million, plus a dollar amount that represents one-quarter of one percent (0.25%) of the outstanding principal balance of its total portfolio of mortgage loans serviced for Fannie Mae.

Brokers must maintain a minimum net worth requirement in accordance with state licensing laws.

- Net worth must be determined in accordance with Generally Accepted Accounting Principles (GAAP).
- Have a "good standing" rating with all governmental licensing and revenue collection agencies and have a public record clear of any civil or criminal judgments. A Broker whose firm has been

suspended, is currently under investigation by any agency or has an open judgment in excess of \$5,000 will not be approved or may not be renewed to do business with Equity Loans, LLC.

- Have a personal credit profile of “A-” or better for all sole proprietors and partners. In the case of corporations, Equity Loans LLC® may request personal credit reports from the corporate officers if the corporation’s credit report is not satisfactory. Past credit difficulties will be reviewed on a case-by-case basis. A letter from the Broker explaining the derogatory item(s) will be required.
- Satisfactory findings from Third Party Certification performed by Lexis-Nexus.

Document Checklist

- Completed and executed Broker/Correspondent Application (all information is required, and authorizations to release information must be completed and executed)
- Properly endorsed and unaltered Equity Loans, LLC Mortgage Broker/Correspondent Agreement
- Executed acknowledgement of Equity Loans, LLC “Fair Lending” statement
- Loan Fraud Zero Tolerance
- Completed & properly endorsed IRS Form W-9 certifying the taxpayer identification number
- Copy of all applicable Lending Licenses, including HUD exemption, if applicable
- Copy of all Loan Officer Licenses or NMLS identification number
- FHA Approval Letter and Quality Control Plan
- Most recent Quality Control Report
- Complete copy of your Articles of Incorporation/Organization or Partnership Agreements, as applicable
- Most Recent Audited Financial Statement verifying Broker/Correspondent maintains the minimum tangible net worth
- Interim Financial Statement YTD verifying Broker/Correspondent maintains the minimum tangible net worth
- Copy of the Borrower/Broker Agreement you provide to borrowers
- Appraiser Approval and Quality Control Questionnaire
- Errors and Omission Insurance or Surety Bond, where applicable

- Properly executed Corporate Resolution and Communication Choices, as applicable
- Copy of Resumes (Principals and Key Staff)
- Credit Report (Principals and Branch Managers within 90 days)
- Document on Company Letterhead stating: (1) No Current Legal Action by any regulatory body or previous action taken, if so Provide Letter of Explanation and (2) No employees involved in the individual loan transactions submitted to Company involve an individual or entity that appear on the Federal Home Loan Mortgage Corporation's Exclusionary List or the Department of Housing and Urban Development's Limited Denial of Participation List (LDP List)

Company Information

Business Name: _____

DBA (if applicable): _____

Company address: _____

City: _____ State: _____ Zip Code: _____

Telephone Number: _____

Fax Number: _____

E-mail Address: _____

Company Website: _____

Primary Contact: _____

Company Structure

Type of Organization:

Corporation Partnership LLC LP Individual Bank Bank Sub

Date of Incorporation: _____

Organized under the Laws of Which State: _____

Federal Tax ID #: _____

REV 06/12/13 RE *This is an internal EQL document and not meant for public or consumer information.*



Company's Fiscal Year End: _____

Subsidiary of Another Entity? Yes No

If Yes, Who is the Parent Company: _____

Type of Institution:

Bank S&L Credit Union Mortgage Broker Mortgage Banker

Licensing Information

Attach a copy of all active licenses including HUD approval letter, if applicable. For all states that do not require a license, include a copy of the company's business license.

State	Exact Company Name & DBA as listed on license	License Number	Date Issued	Expiration Date

If Broker is approved by any of the following entities, the following information is required:

FHA/HUD No.: _____ Date Approved: _____

Fannie Mae No.: _____ Date Approved: _____

Freddie Mac No.: _____ Date Approved: _____

Veterans Affairs No.: _____ Date Approved: _____

Principal Officers (If additional space is needed use a separate sheet)

Name:	
Title:	
Residence Address:	
Phone Number:	Fax Number:
Email:	Date of Birth:



SSN #:	Percent Owned:
Name:	
Title:	
Residence Address:	
Phone Number:	Fax Number:
Email:	Date of Birth:
SSN #:	Percent Owned:

Contact Information

	Name	Email	Phone Number
Processing			
Underwriting			
Closing			
Secondary Marketing			
Accounting			
Shipping			

Loan Production (First Lien 1-4 Family)

	Prior Year Units / \$		Current Year Units / \$	
	#	\$	#	\$
Total Loan Production	#	\$	#	\$
Conventional	#	\$	#	\$
Jumbo	#	\$	#	\$
Alt. A	#	\$	#	\$
Sub Prime	#	\$	#	\$

Loan Production (Subordinate Liens 1-4 Family)

	Prior Year Units / \$		Current Year Units / \$	
	#	\$	#	\$
Total Loan Production	#	\$	#	\$
Conventional	#	\$	#	\$
Jumbo	#	\$	#	\$
Alt. A	#	\$	#	\$
Sub Prime	#	\$	#	\$

Affiliated Companies

Please include parents, subsidiaries and other companies in which the principals have ownership. If additional space is needed use a separate sheet.

Name:	
Type of Business:	
Phone Number:	Ownership:

Name:	
Type of Business:	
Phone Number:	Ownership:

Technology Resources

What processing software do you use? (Include name and version):

What point of sale origination software do you use? _____

Do you currently use Fannie Mae’s Desktop Underwriter to approve loans? []Y []N

Do you currently use Freddie Mac’s Loan Prospector? []Y []N

Warehouse/Credit Lenders

Lending Institution Name: _____

Lending Institution Address: _____

Contact Person Name: _____

Phone Number: _____ Renewal Date: _____

Lending Institution Name: _____

Lending Institution Address: _____

Contact Person Name: _____

Phone Number: _____ Renewal Date: _____

Lending Institution Name: _____

Lending Institution Address: _____

Contact Person Name: _____

Phone Number: _____ Renewal Date: _____

Branch Offices (add separate sheet if necessary)

Company Name/DBA:		
Address:		
City:	State:	Zip:
Contact Name:		
Title:	Phone #:	Fax #:

Company Name/DBA:		
Address:		
City:	State:	Zip:
Contact Name:		
Title:	Phone #:	Fax #:

Company Name/DBA:		
Address:		
City:	State:	Zip:
Contact Name:		
Title:	Phone #:	Fax #:

Company Name/DBA:		
Address:		
City:	State:	Zip:
Contact Name:		
Title:	Phone #:	Fax #:

Company Name/DBA:		
Address:		
City:	State:	Zip:
Contact Name:		
Title:	Phone #:	Fax #:

Company Name/DBA:		
Address:		
City:	State:	Zip:
Contact Name:		
Title:	Phone #:	Fax #:

References

	Company Name	Contact Name/Title	Phone Number
Reference 1			
Reference 2			
Reference 3			

Background Questions/Disclosure

If the answer to any question is "Yes" please provide a detailed written explanation.
If additional space is needed use a separate sheet.

<input type="checkbox"/> Y <input type="checkbox"/> N	Have your company, directors, or principal officers been suspended or terminated by any investor, lender, or federal/state regulatory or licensing agency? If yes, please explain:
<input type="checkbox"/> Y <input type="checkbox"/> N	Has your company ever been denied, suspended or disqualified by HUD, VA or any PMI company? If yes, please explain:

<input type="checkbox"/> Y <input type="checkbox"/> N	<p>Has your company, directors, or principal officers been named as defendant in a lawsuit for alleged fraud or misrepresentation?</p> <p>If yes, please explain:</p>
<input type="checkbox"/> Y <input type="checkbox"/> N	<p>Has your company, directors, or principal officers been named as defendant in a lawsuit for alleged fraud or misrepresentation?</p> <p>If yes, please explain:</p>
<input type="checkbox"/> Y <input type="checkbox"/> N	<p>Has your company, directors, or principal officers been named as defendant in a criminal proceeding/complaint/conviction for alleged fraud or misrepresentation?</p> <p>If yes, please explain:</p>
<input type="checkbox"/> Y <input type="checkbox"/> N	<p>Has your company, directors, or principal officers filed for protection from creditors under any provision of the bankruptcy laws or made an assignment for the benefit of creditors with the past seven year?</p> <p>If yes, please explain:</p>
<input type="checkbox"/> Y <input type="checkbox"/> N	<p>Has your company, directors, or principal officers ever had a real estate, lending, or other professional license suspended or revoked, or received any other disciplinary action from a regulatory agency?</p> <p>If yes, please explain:</p>

<input type="checkbox"/> Y <input type="checkbox"/> N	<p>Has any lender enforced, or attempted to enforce, the Hold Harmless, Indemnification or Repurchase clause of their correspondent broker agreement with your company, its directors, or principal officers, or any entity affiliated with your company, its directors, or principal officers?</p> <p>If yes, please explain:</p>
<input type="checkbox"/> Y <input type="checkbox"/> N	<p>Has any lender enforced, or attempted to enforce, the Hold Harmless, Indemnification or Repurchase clause of their correspondent broker agreement with your company, its directors, or principal officers, or any entity affiliated with your company, its directors, or principal officers?</p> <p>If yes, please explain:</p>
<input type="checkbox"/> Y <input type="checkbox"/> N	<p>Has your company, directors, or principal officers ever been the subject of any disciplinary action or regulatory sanction for violation of any federal, state or local predatory lending, high cost mortgage, covered loan, fair lending, fair housing or non-discrimination laws or regulations?</p> <p>If yes, please explain:</p>

Equity Loans LLC Questionnaire

Appraiser Approval

<input type="checkbox"/> Y <input type="checkbox"/> N	<p>Do you have an in-house approved appraiser list?</p>
	<p>If yes to question #1, what are the criteria for an appraiser to be included on that approved list? If no, how do you choose an appraiser to work with?</p>

[] Y [] N	Do you review your appraiser's licenses?
[] Y [] N	Do you verify the validity of your appraiser's E&O insurance?
[] Y [] N	Do you have an internal appraiser exclusionary list?

Quality Control

[] Y [] N	Do you have an in-house QC function?
	<p>Do you check industry watch lists for:</p> <p>_____ Appraisers</p> <p>_____ Loan Officer</p> <p>_____ Title Agents</p>
[] Y [] N	Is your company in compliance with borrower disclosures?
[] Y [] N	Who is responsible for your QC Plan? Who executes the QC plan?
[] Y [] N	What is your sampling size for files that are checked?
[] Y [] N	Does your company QC loans that were denied or cancelled as well as loans that were approved and funded?

<input type="checkbox"/> Y <input type="checkbox"/> N	<p>Do you have a re-verification process for borrowers' applications including income, deposit, employment, rent & mortgage?</p> <p>If yes, please explain:</p>
<input type="checkbox"/> Y <input type="checkbox"/> N	<p>How does your company verify the existence and accuracy of legal documents, credit documentation, and property appraisal?</p>

(remainder of page intentionally left blank)

Equity Loans LLC Fraud Zero Tolerance

All approved Loan Brokers must be aware that the licensed Broker of Record bears the responsibility for all actions of the broker's employees and licensees. The broker is responsible for the content and quality of each application taken and each loan package submitted to Equity Loans LLC.

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 a loan application 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 state in the security agreement.
4. Lack of due diligence by any employee of company including but not limited to 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 of documentation that is know, should be known, becomes known, or should be suspected to be inaccurate.
6. Broker's non-disclosure of relevant information.

Impact of Loan Fraud

The effect of Loan Fraud is costly to all parties involved. Equity Loans LLC stands behind the quality of its loan production. Fraudulent loans cannot be sold into the secondary market and, if sold, will require repurchase by Equity Loans LLC. 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 some of the potential consequences that may be incurred:

1. Criminal prosecution that may result in possible fines or imprisonment
2. Civil action by Equity Loans LLC® and/or applicant, or other parties to the transaction
3. Inability to contact lenders caused by the exchange of legally permissible information
4. Loss of License
5. Revocation of brokers' license
6. Loss of approved broker status with Equity Loans LLC

I have read the foregoing and understand that Equity Loans LLC does not tolerate Loan Fraud in any manner whatsoever.

Broker of Record

Principal Owner

Name:

Name:



Date:

Date:

Equity Loans Communication Choices & Transmission Authorization

The CAN SPAM Act of 2003 regulates the solicitation of marketing related emails. Effective August 1, 2006, the Federal Communications Commission’s Junk Fax Prevention Act and various state regulations require either written consent or an existing business relationship between the fax send and receiver of unsolicited faxes. Many states also require written consent to receive faxes.

As a result of the Acts, we need your written consent for each email address and fax number you provide to Equity Loans LLC for marketing related emails. Our marketing related emails and/or faxes may include but are not limited to rate notifications, product notices, procedural notices, office hours and holiday schedules, team contacts, weekly underwriting tips, announcements, thank you notes, and other marketing or promotional material. Please complete and sign this document and return it with your completed application.

Check appropriate box and complete the information:

- I consent to receiving email from Equity Loans LLC
- I consent to receiving faxes from Equity Loans LLC
- I do NOT consent to receiving email from Equity Loans LLC
- I do NOT consent to receiving email from Equity Loans LLC

Email address: _____

Name of recipient: _____ Position: _____

Email address: _____

Name of recipient: _____ Position: _____

Fax Number: _____ Fax Number: _____

Name of recipient: _____ Position: _____

Fax Number: _____ Fax Number: _____

Name of recipient: _____ Position: _____

Equity Loans LLC Account Executive: _____

Broker Name: _____ Broker DBA: _____

Broker Address: _____

Broker Telephone #: _____

If at any point in time you wish to cancel this Communication Choices and Transmission Authorization Agreement, please contact us. Otherwise this document will remain in effect.

Signature: _____ Date: _____



Name (Print): _____ Title: _____

Equity Loans LLC Fair Lending Acknowledgement

Introduction: Equity Loans LLC is committed to the equal treatment of all credit applicants, without regard to race, sex, sexual orientation, color, national origin, religion, age, marital status, disability or other prohibited basis. The importance of fair lending has prompted Equity Loans LLC® to adopt this policy.

Equal Credit and Fair Housing: Equity Loans LLC, in accordance with its fair lending policy, does not discriminate against any applicant, potential applicant, or borrower during any stage or aspect of the lending process, including Equity Loans LLC determination of the amount, interest rate, duration, type of loan, credit criteria, or any other term, because of race, sex, sexual orientation, color, national origin, religion, age, marital status, disability or other prohibited basis and requires all registered brokers to make the same commitment. Equity Loans LLC intent is to treat applicants, potential applicants, and borrowers fairly, without regard to any of these characteristics.

Data Collection and Reporting: Several federal and state laws and regulations require Equity Loans LLC and other mortgage lenders to collect and report loan data to enable the government and interested persons to determine whether Equity Loans LLC satisfies Equity Loans LLC legal obligations. The sections on the Home Mortgage Disclosure Act (HMDA) describe these requirements Fair Lending Policy. Equity Loans LLC provides equal treatment of all credit applicants, without regard to race, sex, sexual orientation, color, national origin, religion, age, marital status, disability or other prohibited basis and is committed to the principle that every applicant for credit receive fair and equal treatment throughout the credit application and approval process. Equity Loans LLC will look for ways to approve all creditworthy requests; however, Equity Loans LLC will not hesitate to decline loans of unacceptable quality.

Policy against Predatory Lending Issues: Equity Loans LLC believes that all lenders and brokers should adhere to the highest ethical standards and practices. In an effort to protect borrowers from predatory lending, Equity Loans LLC adheres to the standards of the industry and charges only what is fair and reasonable. Equity Loans LLC will insure that all points and fees, as defined by the Truth in Lending Act are kept within allowable limits. Equity Loans LLC does not tolerate increases in pricing on a selective basis that may discriminate against protected classes and will monitor this issue as part of its fair lending compliance review.

By signing and returning the Fair Lending Acknowledgement, you affirm that you have read and understand this Fair Lending Acknowledgement and will abide by the principles set forth above. You agree to employ policies and procedures appropriate to your business to ensure that every aspect of the origination process is conducted in a fair and responsible manner, and does not have a discriminatory impact or the appearance of a discriminatory impact. You also, agree to ensure that all of your employees and associates involved in submitting loans to Equity Loans LLC have read, understood and agreed to comply with the aforementioned Fair Lending principles.

Broker Name:

Name:

Date:

Title:

CERTIFICATION REGARDING CORPORATE AUTHORITY
(Corporation)

The undersigned Secretary of _____, (the "Company") a
_____ Corporation, hereby certifies as follows:

1. The Company is in good standing in the stat of its incorporation;
2. The Company has obtained the necessary authority from its board of director to enter into the Mortgage Broker Agreement and to execute any other documents necessary to carry out the Agreement;
3. The following officers of the Company, are hereby authorized and directed on behalf of the Company to take such actions, including the execution and delivery of agreements, instruments, and documents, as may be necessary or appropriate to carry out the foregoing resolutions and to effectuate the transactions authorized thereby. The signature of any of the officers identified herein shall be adequate to bind the Company.

Name	Signature	Title
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Name	Signature	Title
------	-----------	-------

Name	Signature	Title
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4. The Mortgage Broker/Correspondent Agreement and any other necessary documents, once executed by the Company, constitute valid and enforceable agreements, whether or not such execution pre-dates this certification.

IN WITNESS WHEREOF, I have signed my name and affixed the Corporate Seal this _____ day of _____, 20_____.

Company Name: _____ Name: _____



Title:

CERTIFICATION REGARDING PRINCIPAL AUTHORITY
(Limited Liability Company - LLC)

The undersigned principal member of the Limited Liability Company known as _____

_____, (the "Company") hereby certifies as follows:

1. The Company is in good standing in the state of its operations and laws;
2. The Company has obtained the necessary authority from its board of director to enter into the Mortgage Broker/Correspondent Agreement and to execute any other documents necessary to carry out the Agreement;
3. The following officers of the Company, are hereby authorized and directed on behalf of the Company to take such actions, including the execution and delivery of agreements, instruments, and documents, as may be necessary or appropriate to carry out the foregoing resolutions and to effectuate the transactions authorized thereby. The signature of any of the officers identified herein shall be adequate to bind the Company.

Name	Signature	Title
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Name	Signature	Title
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Name	Signature	Title
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4. The Mortgage Broker/Correspondent Agreement and any other necessary documents, once executed by the Company, constitute valid and enforceable agreements, whether or not such execution pre-dates this certification.

IN WITNESS WHEREOF, I have signed my name and affixed the Corporate Seal this _____ day of _____, 20____.

Company Name: _____

Name: _____

Title: _____

CERTIFICATION REGARDING PRINCIPAL AUTHORITY
(Sole Proprietorship)

The undersigned principal member of the Sole Proprietorship known as _____

_____, (the "Company") hereby certifies as follows:

1. The Company is in good standing in the state of its operation and its laws;
2. The Company has obtained the necessary authority from its board of director to enter into the Mortgage Broker/Correspondent Agreement and to execute any other documents necessary to carry out the Agreement;
3. The following officers of the Company, are hereby authorized and directed on behalf of the Company to take such actions, including the execution and delivery of agreements, instruments, and documents, as may be necessary or appropriate to carry out the foregoing resolutions and to effectuate the transactions authorized thereby. The signature of any of the officers identified herein shall be adequate to bind the Company.

Name	Signature	Title
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Name	Signature	Title
------	-----------	-------

Name	Signature	Title
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4. The Mortgage Broker/Correspondent Agreement and any other necessary documents, once executed by the Company, constitute valid and enforceable agreements, whether or not such execution pre-dates this certification.

IN WITNESS WHEREOF, I have signed my name and affixed the Corporate Seal this _____ day of _____, 20_____.



Company Name: _____

Name:

Title:

Broker/Correspondent Signature

I/We certify the information contained within this application to be true complete and correct. Equity Loans LLC® is hereby authorized to obtain verification of information from any source (including without limitation character and credit references) and obtain a personal credit report for each principal in connection with this application.

Principal Signature(s):

Name:

Title:

Date

Name:

Title:

Date

Name:

Title:

Date