

Correspondent Application Package

Application

- Signed by Principal Officer, and Owner(s) of Company. Any owner with over 10% must complete
- Company overview or brief corporate history

Correspondent Purchase and Sale Agreement

- Two copies of the Purchase and Sale Agreement (signed and unaltered with all pages initialed)
- Executed Board Resolution
- Limited Power of Attorney
- Authorization/Release and Certification of Authorization
- Articles of Incorporation, LLC or Partnership Resolution including any DBA filings and Amendments
- Resume of Principal Officer(s)
- Most recent quarterly un-audited financial statements (Balance Sheet and Profit & Loss) and previous two years audited financial statements. Minimum net worth of \$1mm
- QC Procedures/Policy with most recent quarter's Management Findings and Responses
- Copies of two investor scorecards dated within 90 days
- Fax/Email Agreement
- Request for User Name/Passwords
- W-9 Request for Taxpayer ID # and Certification signed by Principal Officer
- Safe Act Policy
- Fair Lending Policy
- AIR Policy and Appraisal Handling Procedures
- Anti-Money Laundering Policy
- Affiliated Business Disclosure
- E&O/Fidelity Bond (Minimum \$300,000)
- Warehouse Approval Letter
- Sample Bailee Letter
- Established Relationship with Protec or Clear Capital for Desk Review Services
- Company Organizational Chart
- Copy of Hello/Goodbye Letters

4th Party Origination Consideration (Must have 6 months of Retail Loan Sales to LSM Prior to Consideration):

- \$5mm Minimum Net Worth
- TPO Client List
- 2 Investor Scorecards documenting 12 months of 4th Party Origination Activity
- Document 12 Months of 4th Party Origination Funded Volume
- Copy of Seller's Approval Requirements 4th Party Originators
- Copy of Seller's 4th Party Originator QC Requirements

Doc Drawing Consideration:

- Document 12 months of Non-Agency Doc Drawing
- Provide Doc Provider Verification of Required Doc Sets
- Provide Sample Doc Set
- Provide Resume of Closing Manager

LoanStream Mortgage will review the application package and verify the information provided. Any missing or incomplete information will delay our decision.



Legal Company Name: _____ Tax I.D. #: _____

DBA Name(s): _____ Company Website: _____

Primary Address: _____ City: _____ State: _____ Zip: _____

Primary Contact: _____ Contact Phone No: () _____ Contact e-mail address: _____

Date Organized/Incorporated: _____ Form of Organization: Corporation Sole Owner Limited Liability Company
(check one) Bank Charter Partnership Limited Liability Partnership

NMLS ID No.: _____ MERS Originator ID#: _____ Lending State(s): _____

Parent Company Name (if applicable): _____

If privately held, list owners showing percentage of ownership and position:

Name	Position	Percentage:
_____	_____	_____ %
_____	_____	_____ %
_____	_____	_____ %
_____	_____	_____ %

Number of Full-Time Employees (Excluding Loan Officers): _____ Number of Loan Officers: _____

Number of Branches: _____ Provide a List of Branch Addresses, Phone Numbers and Managers separately.

How Do You Get Your Loans? _____ % Directly From Borrowers, Agents _____ % From Wholesale Brokers _____ % From Correspondent Lenders

Is Lender Approved by any of the following agencies?

- Fannie Mae Seller/Service # _____ FHA/HUD # _____
- Freddie Mac Seller/Service # _____ VA # _____
- Ginnie Mae Seller/Service # _____ USDA # _____

LIST NAME, TITLE AND PHONE NUMBER OF ALL COMPANY OFFICERS

_____	_____ () _____
_____	_____ () _____
_____	_____ () _____
_____	_____ () _____
_____	_____ () _____



IMPORTANT CONTACTS

Secondary Marketing Manager:

Name: _____
 Phone: _____
 Email: _____

Underwriting Manager:

Name: _____
 Phone: _____
 Email: _____

Docs/Funding Manager:

Name: _____
 Phone: _____
 Email: _____

Legal, Contract and Notices

Name: _____
 Phone: _____
 Email: _____

Billing/Invoices Contact:

Name: _____
 Phone: _____
 Email: _____

Post Closing/Trailing Docs:

Name: _____
 Phone: _____
 Email: _____

Compliance Manager/Officer:

Name: _____
 Phone: _____
 Email: _____

Interim Servicing Contact:

Name: _____
 Phone: _____
 Email: _____

First Payments:

Name: _____
 Phone: _____
 Email: _____

LOAN PRODUCTION

Please provide the following loan production and servicing data for the periods indicated:

Product Type	Current YTD Through _____		Prior Year 20 _____		Projected Volume Through _____		Serviced Volume
	Loan Count	\$ Volume (in Millions)	Loan Count	\$ Volume (in Millions)	Loan Count	\$ Volume (in Millions)	\$ in Millions
Fannie Mae/Freddie Mac							
FHA/VA/USDA							
Non-Prime							
Jumbo Prime							
HELOC's, 2nds							
Other _____							

CURRENT WAREHOUSE LENDERS

Please list **ALL** current warehouse providers (Attach separate sheet if necessary). Please also provide wire instructions for each:

Company Name: _____ Contact: _____ Phone: _____
 Credit Line \$: _____ NonQM Allowed? Yes No Is Line Captive? Yes No

Company Name: _____ Contact: _____ Phone: _____
 Credit Line \$: _____ NonQM Allowed? Yes No Is Line Captive? Yes No

Company Name: _____ Contact: _____ Phone: _____
 Credit Line \$: _____ NonQM Allowed? Yes No Is Line Captive? Yes No

Company Name: _____ Contact: _____ Phone: _____
 Credit Line \$: _____ NonQM Allowed? Yes No Is Line Captive? Yes No

Company Name: _____ Contact: _____ Phone: _____
 Credit Line \$: _____ NonQM Allowed? Yes No Is Line Captive? Yes No



CURRENT INVESTORS

List the primary investors/lenders to whom you have sold or brokered loans in the last 12 months:

Investor/Lender Name	Contact Person	Phone	Product Types Sold	Delegated UW?	% of Total Company's Volume	Type of Relationship	% of Loans Brokered
		()				Broker	
		()				Broker	
		()				Broker	
		()				Broker	
		()				Broker	
		()				Broker	

E & O INSURANCE/FIDELITY BOND

Please indicate below the insurance provider for your company's Errors and Omissions Coverage and Fidelity Bond:

- 1) E&O Insurance Provider Name: _____
 \$ _____ () _____
 Limit Per Incident Name of Issuing Agency Agent's Name Phone

- 2) Fidelity Bond Provider Name: _____
 \$ _____ () _____
 Limit Per Incident Name of Issuing Agency Agent's Name Phone

Authorizations and Certifications

By signing this application you agree that LSM may at its discretion, provide information to you and/or your company via fax, telephone, and/or email using the phone numbers and email addresses provided herein (or to other telephone, fax, and email addresses as provided by you from time to time) and/or by courier, U.S. postage, the internet, computer, and/or other means, You agree to provide updated fax, telephone, and email addresses to LSM. Information provided may pertain to pricing, rates, available programs, specials and other topics to keep you aware of product opportunities and changes in the marketplace and/or how LSM does business. You also agree to provide LSM with annual Recertifications through Comergence.

If you decide to rescind this authorization, you agree to inform LSM in writing to:

OCMBC, Inc dba LoanStream Mortgage
 Client Approval Department
 19000 MacArthur Blvd, Suite200 Irvine, CA 92612

The undersigned Applicant declares that the information contained in this application and all accompanying supporting documentation is true to the best of his or her knowledge and belief. Applicant understands that LSM is relying on said information in making its business decision to approve said Applicant. LSM and/or its affiliates are hereby authorized to obtain verification of the information from any source name herein (including credit checks, reference inquiries, and background checks) of the Applicant, its Principals and Owners in connection with this Correspondent Application. A photographic copy of this authorization may be used as duplicate original. LSM will treat the information obtained as confidential.

Name	Signature	Title	Date



AUTHORIZATIONS/CERTIFICATIONS CONTINUED

Required to be executed by all owners with 10% or more ownership.

PLEASE COMPLETE THE INFORMATION BELOW AND CERTIFY THE FOLLOWING:

I certify that I am duly authorized to complete this application and grant consent on behalf of the firm named herein for the purposes of establishing and maintaining a business relationship with LSM. I certify all information contained in this application is true and correct in all respects. By signing below, I hereby give LSM authorization to obtain and/or verify information, including a credit report for the company and all executive officers and/or owners from any source during this application process and semi-annually thereafter. LSM is also authorized to submit the name of the company and all employees of the company at any time for screening through any all mortgage industry background database. The undersigned hereby releases, discharges and exonerates any person or entity providing information to LSM in connection with this application and any recipient of such information, including LSM or its representatives, from any and all liability of every nature and kind arising from or in connection with the furnishing, receipt, and review of such information.

Name (First & Last): _____
SSN: _____ Title: _____ DOB: _____
Phone Number: _____ % Owned: _____
Residence Address: _____
City: _____ State: _____ Zip: _____

Signature Required: _____ Date: _____

Name (First & Last): _____
SSN: _____ Title: _____ DOB: _____
Phone Number: _____ % Owned: _____
Residence Address: _____
City: _____ State: _____ Zip: _____

Signature Required: _____ Date: _____

Name (First & Last): _____
SSN: _____ Title: _____ DOB: _____
Phone Number: _____ % Owned: _____
Residence Address: _____
City: _____ State: _____ Zip: _____

Signature Required: _____ Date: _____

DISCLOSURE/DUE DILIGENCE

If you answer YES to any of these questions, submit written documentation for the original finding and response or a letter of explanation.

Has your company ever been suspended from selling or servicing mortgages by any Investors?

- Yes
- No

Has your company and/or principles or corporate officers been named as a defendant in a lawsuit for alleged fraud or misrepresentation?

- Yes
- No

Has your company ever been involved in, or is your company currently involved in any litigation?

- Yes
- No

Has your company and/or principles or corporate officers filed for protection from creditors under provision of the bankruptcy laws within the past seven years?

- Yes
- No

Has your company and/or principles or corporate officers ever had a real estate or other professional license suspended, revoked or received any other disciplinary action for a regulatory agency?

- Yes
- No

Have any of your principles and/or any name person on this application (employed by your company) ever been convicted of a crime, or are named as a defendant in any current criminal proceeding?

- Yes
- No

Has your company ever entered into a supervisory agreement with any regulatory agency?

- Yes
- No

Has any lender enforced, or attempted to enforce, the Hold Harmless or Repurchase clause with your company and/or any principals or officers?

- Yes
- No

Does any principal, owner or employee with your company have any affiliated or familial relationship with a LoanStream Mortgage employee?

- Yes
- No

Has your company had any unfavorable finding with regard to mortgage operations, activities including but not limited to any audit, examination, or report by Fannie Mae, Freddie Mac, HUD, VA, GNMA, OTS, FHLBB or any other Federal or State regulatory/investigatory agency?

- Yes
- No

If you answer NO to any of these questions below you must submit a letter of explanation.

Does your company comply with the capital requirements of each state and federal regulatory agency with jurisdiction over your lending practices?

- Yes
- No

Does your company comply and conform to Fannie Mae or Freddie Mac Responsible Lending and Anti Predatory Lending guidelines?

- Yes
- No



Does your company comply and conform to Fannie Mae or Freddie Mac quality control guidelines?

- Yes
- No

Does your company comply with Appraiser Independence requirements ?

- Yes
- No

Does your company comply with the Patriot Act?

- Yes
- No

Does your company comply with the Gramm- Leach- Bliley Act?

- Yes
- No

Does your company have procedures for checking all employees against the U.S. General Services Administration (GSA) Excluded Party List, HUD Limited Denial of Participation List (LDP List), or any other required government or public excluded party list?

- Yes
- No

Name	Signature	Title	Date

AFFILIATE RELATIONSHIPS

Please certify that your company **does not** have any affiliation* with any of the following companies:

Realty Company, Escrow Company, Building Contractor or Developer, Appraisal Company, Property Management Company, Accounting or Tax Preparation Company, Credit Bureau Service or Title Company. *Affiliation is defined as: Having an ownership in, partnership interest with, family or close personal relationship.

If your company does have an affiliation with any of the above-mentioned companies, please disclose here:

Name	Phone Number		
Street Address	City	State	Zip Code

Name	Phone Number		
Street Address	City	State	Zip Code

If you are affiliated with a Closing Agent or Escrow Company, the following is required:

1. A copy of your Quality Control Plan to assure no conflict of interest due to your affiliated business arrangement
2. Errors and Omission (\$1,000,000 minimum) Policies under affiliated Closing Agent / Escrow Company Name***

I have read all the above Due Diligence Statements and certify that they are all true:

Name	Signature	Title	Date



LOAN FRAUD ZERO TOLERANCE

All Correspondents approved by LSM must be aware that the licensed mortgage lender or mortgage banker (collectively, the “Originator”) bears the responsibility for all actions of the Originator’s employees or licensees. The Originator is responsible for the content and quality of each application taken and each loan submitted to LSM.

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 Originator/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 application.
 - B. Allowing applicant or interested third party to “assist with the processing of the loan.”
6. Originator’s non-disclosure of relevant information.

Loan Fraud

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

1. Criminal prosecution.
2. Loss of Originator’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 LSM.
5. Civil action by applicant/borrower or other parties to the transaction.
6. Loss of approval status with LSM.

I have read the foregoing and understand LSM’s position on “Loan Fraud”.

Name	Signature	Title	Date



CORPORATE 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 OCMBC, Inc. dba LoanStream Mortgage (LSM) to sell 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 LSM 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 LSM.

FURTHER RESOLVED, that this authorization shall remain in force until LSM 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 Name	Signature	Date



LIMITED POWER OF ATTORNEY

_____ ("Seller") hereby makes, constitutes, and irrevocably appoints LSM "Purchaser") and any officer or director of Purchaser or any employee of Purchaser duly appointed by Purchaser to act on its behalf, with full power of substitution, as its true and lawful attorney-in-fact with full power of authority, in the place and stead of Seller and in the name of Seller or its own name, from time to time in Purchaser's discretion, to:

- 1) endorse, on behalf of Seller, any check, draft, or other instrument in its possession that is made payable to Seller, but which is due to Purchaser under the terms of the Mortgage Loan Purchase and Sale Agreement between Seller and Purchaser ("Agreement"); and
2) prepare, execute, and/or endorse any Mortgage Note, Assignment of Mortgage, satisfaction or release, or any other documentation as may be necessary to affect the conveyance or transfer of Mortgage Loans to Purchaser or the transactions contemplated by the Agreement, in Purchaser's discretion.

Capitalized terms not defined herein shall have the meaning assigned to them in the Agreement. This Power of Attorney is a power coupled with an interest and shall be irrevocable.

TO INDUCE ANY THIRD PARTY TO THE ACT HEREUNDER, SELLER HEREBY AGREES THAT ANY THIRD PARTY RECEIVING A DULY EXECUTED COPY OR FACSIMILE OF THIS INSTRUMENT MAY ACT HEREUNDER AND THAT REVOCATION OR TERMINATION HEREOF SHALL BE INEFFECTIVE AS TO SUCH THIRD PARTY UNLESS AND UNTIL ACTUAL NOTICE OR KNOWLEDGE OF SUCH REVOCATION OR TERMINATION SHALL HAVE BEEN RECEIVED BY SUCH THIRD PARTY. SELLER ON ITS OWN BEHALF AND ON BEHALF OF SELLER'S ASSIGNS, HEREBY AGREES TO INDEMNIFY AND HOLD HARMLESS ANY SUCH THIRD PARTY FROM AND AGAINST ANY AND ALL CLAIMS THAT MAY ARISE AGAINST SUCH THIRD PARTY BY REASON OF SUCH THIRD PARTY HAVING RELIED ON THE PROVISIONS OF THIS INSTRUMENT.

IN WITNESS WHEREOF, Seller has executed this Power of Attorney as of the _____ day of _____, 20_____.

By: _____
Print Name: _____
Title: _____

State of _____ County of _____

On _____ 20_____ before me, _____, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity and that by his/her signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public
My Commission Expires: _____



COMPLIANCE CERTIFICATION

On behalf of _____ (the "Company"), I certify that the Company has implemented an Anti-Money Laundering Program compliant with FinCEN's Anti-Money Laundering Program and Suspicious Activity Report Filing Requirements for residential mortgage lenders and originators and that said program contains:

- Policies, procedures and internal controls, based upon an assessment of money laundering and terrorist financing risks associated with the correspondent lender's products and services that will reasonably prevent, detect and report potential money laundering and other suspicious activity.
• Appointment of an AML Compliance Officer to administer the policy who is knowledgeable with Anti-Money Laundering and Suspicious Activity Report requirements
• A requirement for educating and training appropriate staff, either internally or by a third-party
• Independent testing, either by a third-party or internally, but not by the AML Compliance Officer, to monitor and maintain an adequate program
• A requirement to report suspicious activity to FinCEN within 30 days of discovery
• In addition, all appropriate employees of the Company have received AML-SAR training.

Furthermore, I have reviewed LSM's Fair Lending Policy statement, a copy of which was provided as part of our application package or recertification and acknowledge that the Company is committed to the practices of fair lending.

By signing below, I declare that I am authorized to execute this attestation on behalf of the Company and that the above is true and accurate to the best of my knowledge.

Table with 4 columns: Name, Signature, Title, Date



COMPLIANCE CERTIFICATION

Correspondent Lenders must fully support the Dodd-Frank Act and the objectives of the Federal National Mortgage Association, Federal Housing Finance Agency, and Freddie Mac’s Appraiser Independence Requirements of ensuring an independent property valuation by an appraiser.

To ensure compliance with the Appraiser Independence Requirements (AIR), the Correspondent Lender is required to attest to LSM that the Correspondent will provide Air Compliant Appraisal Services not limited to the following:

- The Correspondent uses only licensed or certified appraisers for subject property state.
- Appraiser must be familiar with the local market, competent to appraise the subject property type, and have access to the data sources necessary to develop a credible appraisal.
- Selected Appraisers do not appear on any LoanStream Mortgage, State, Federal or Investor “Watch and/or Exclusionary” lists maintained or accessed by LoanStream Mortgage Home Loans.
- Correspondent must maintain the appropriate level of quality control measures.
- Correspondent will employ ongoing monitoring and periodic assessments of all national or regional contracted Appraisal Management Companies and/or Appraisers to ensure that they are employing acceptable performance standards and are in compliance with Regulation Z and GSE/Agencies’ appraisal rules and consistent with supervisory guidance.
- No employee, director, officer, or agent of the correspondent, or any other third party on behalf of the correspondent shall influence or attempt to influence the development, reporting, result or review of an appraisal or cause or fail to report misrepresentations, falsifications, or material alterations to such reports.
- Correspondent must have an AIR compliant selection process in place for the assignment of an appraisal order.
- No Production Staff employee shall determine the selection of the appraiser.
- No Production Staff employee shall have any valuation related contact with the appraiser at any time during the appraisal procurement process.
- Correspondent must utilize “Reasonable and Customary” fees when appraisers are selected to offer services.
- Correspondent shall comply with mandatory reporting requirements under Regulation Z, if applicable.

Complete All that Apply:

Appraisal Management Company (AMC):

Please indicate Company(s): _____

Appraisal Aggregator/Order Facilitator:

Please indicate Company(s): _____

Appraisal Panel: (Org Chart Required)

Please Indicate via the Org Chart who is responsible for managing the panel.

Name	Signature	Title	Date