LOAN COMPENSATION ADDENDUM

This **Loan Compensation Addendum** ("Addendum") is made and entered into as of the Effective Date by and between the undersigned **Broker** and **LenderMac LLC** ("Lender").

Lender affirms compliance with all applicable federal and state laws, including, without limitation, the mortgage loan originator ("MLO") compensation rules under Regulation Z (12 C.F.R. § 1026), which implement the Federal Truth in Lending Act ("TILA"). Broker represents and warrants that it maintains written compensation policies for each of its MLOs and operates in full compliance with all governing laws and regulations.

This Addendum sets forth the agreed-upon compensation terms between Lender and Broker in accordance with TILA. For each loan transaction submitted to Lender, Broker must designate whether the loan will be structured as Lender-Paid Compensation ("LPC") or Borrower-Paid Compensation ("BPC") at the time of lock. Compensation must originate from a single source; a transaction may not include both LPC and BPC. **Note**: At any given time, Broker may have only one forward loan compensation agreement in effect with Lender.

PURCHASE

For first-lien purchase loans, compensation shall be determined under the Addendum in effect on the date of loan submission. Where both LPC and BPC are available, Borrower-Paid Compensation may not exceed the level elected under the applicable LPC structure. For loan products offered solely with a BPC option, compensation shall be capped at two and three-quarters percent (2.75%) of the loan amount. The Broker shall select its Lender-Paid Compensation percentage from a schedule established by Lender, which permits elections in increments of twenty-five basis points (0.25%) beginning at one-half percent (0.50%) and not exceeding two and three-quarters percent (2.75%).

Comp Plan No.	% of Loan Amount	Comp Plan No.	% of Loan Amount	Comp Plan No.	% of Loan Amount
P1	0.500%	**P5**	1.500%	**P9**	2.500%
P2	0.750%	**P6**	1.750%	**P10**	2.750%
P3	1.000%	**P7**	2.000%		
P4	1.250%	**P8**	2.250%		

Selected compensation plan ➔ _____

REFINANCE

For first-lien refinance loans, compensation shall be determined under the Addendum in effect on the date of loan submission. Where both LPC and BPC are available, Borrower-Paid Compensation may not exceed the level elected under the applicable LPC structure. For loan products offered solely with a BPC option, compensation shall be limited to two and three-quarters percent (2.75%) of the loan amount. The Broker shall select its Lender-Paid Compensation percentage from a schedule established by Lender, which permits elections in increments of twenty-five basis points (0.25%) beginning at one-half percent (0.50%) and not exceeding two and three-quarters percent (2.75%).

Comp Plan No.	% of Loan Amount	Comp Plan No.	% of Loan Amount	Comp Plan No.	% of Loan Amount
R1	0.500%	**R5**	1.500%	**R9**	2.500%
R2	0.750%	**R6**	1.750%	**R10**	2.750%
R3	1.000%	**R7**	2.000%		
R4	1.250%	**R8**	2.250%		

Selected compensation plan ➔ _____

JUNIOR LIEN

For Second-lien or other junior lien products, compensation shall be payable under the Addendum effective on the date of submission. In cases where both LPC and BPC are available, the Borrower-Paid option may not exceed the amount elected under the LPC structure. For products available exclusively with BPC, compensation shall not exceed three and one-half percent (3.50%) of the loan amount. The Broker shall select its LPC percentage from Lender's permitted range, consistent with the schedule described below in this Addendum.

Comp Plan No.	% of Loan Amount	Comp Plan No.	% of Loan Amount
J1	1.000%	J5	2.500%
J2	1.500%	J6	3.000%
J3	2.000%	J7	3.500%

Selected compensation plan ➔ _____

ADDITIONAL PROVISIONS

This section describes allowable compensation that Broker may pay to his/her/its MLOs. The Broker is responsible for complying with all aspects of TILA, including but not limited to, compensation to his/her/its MLOs. If the Broker selects a Borrower-Paid Plan for a specific loan, the Broker must compensate the MLO on either a salary or hourly basis. Bonuses paid to MLOs are allowed as long as they are not based on a specific loan. For example, bonuses are allowed to be paid on overall volume or quality. If the Broker selects a Lender-Paid Plan for a specific loan, the Broker may compensate the MLO as a fixed percentage of the loan amount with or without a fixed minimum or maximum dollar amount, but cannot vary with different levels or tiers of loan amounts. The Broker may also split his/her/its compensation with the MLO as long as the amount is a fixed percentage or fixed dollar amount. The Broker may not pay the MLO on the terms, conditions, or interest rate of any loan. The Broker may not compensate the MLO on factors that are considered proxies of loan terms such as the credit score or debt-to-income ratio. If the Broker has multiple branches all MLOs of each branch must only be paid based on the compensation agreement in place for their branch and may not submit loans through another branch on a different compensation agreement. If the Broker chooses to submit one loan to Lender under a Borrower-Paid Plan, and another loan to Lender under a Lender-Paid Plan, the Broker must still pay each MLO in accordance with TILA as stated above. The Broker must have written compensation agreements in place with each of his/her/its MLOs. These compensation agreements may change periodically but cannot change by loan. Thus, if the MLO receives a salary and the Broker changes a loan from one Plan to the other, the Broker must continue to pay the MLO on a salary basis. Also, if the Broker's processor also originates any loan, then the Broker must comply with this regulation and pay the processor as per the above. There may be other forms of acceptable and unacceptable compensation. This paragraph is only intended to outline Broker responsibilities as they relate to compensation of MLOs. The Broker should refer to the TILA regulation(s) for further guidance and/or seek professional legal advice.

MODIFICATIONS

Brokers shall not modify compensation plans on a per-loan basis. The compensation established under this Addendum shall remain in effect for a minimum period of sixty (60) days. Brokers may elect to revise the compensation indicated in this Addendum no more frequently than once every sixty (60) days by providing written notice to Lender. If no change is received, the previously established compensation level shall automatically renew and remain in effect until a new request is submitted by Broker.

Upon receipt of a written request for modification, Lender shall prepare an amended Addendum reflecting the new compensation amount. The amended Addendum must be executed by both Broker and Lender. The revised compensation will take effect on the first day of the following month, and changes will not be applied retroactively.

Following any modification, Broker shall be solely responsible for ensuring that all loans in its pipeline comply with all applicable federal, state, county, and local laws and regulations, as well as all Lender policies and procedures.

TERM

This Addendum shall remain in effect indefinitely until terminated by mutual agreement or at the sole discretion of Lender. Upon termination, Broker's compensation will immediately cease, and Lender will not be obligated to pay Broker any additional monies.

EFFECTIVE DATE

This Addendum shall become effective upon execution and acceptance of this compensation agreement by both the Broker and the Lender. In the event a modification is requested, the revised compensation shall apply solely to new loan registrations submitted subsequent to the effective month of such modification.

ENTIRE AGREEMENT

This Addendum supersedes any and all agreements, either oral or written, between the parties hereto with respect to Broker compensation, and governs any compensation schedule(s) subsequently entered into between Lender and Broker, excepting the Wholesale Broker Agreement and its Addendums, as well as any and all Lender policies which are incorporated herein by reference and remain in full force and effect. Both parties agree that no representations, inducements, promises, or agreements (oral or otherwise) have been made by any party or anyone acting on behalf of any party, which are not embodied herein; and that no other agreement, statement, or promise not contained herein shall be valid or binding. Any modification of this Addendum will be effective only if it is in writing and signed by both the Broker and the Lender.

GOVERNING LAW

This Addendum shall be governed by, construed, and enforced under the laws of the State of California, County of Orange, without conflict of any law. If any provision of this Addendum is found to be invalid, such invalidity shall not affect any other provision hereof.

COUNTERPARTS

This Addendum may be executed in counterparts, each of which shall be deemed an original, and both of which, taken together, shall constitute one and the same instrument.

ELECTRONIC RECORD

The transmission of this Addendum as an electronic record containing an electronic signature, as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or the facsimile transmission of this Addendum containing a facsimile of a signature, shall be as effective, enforceable, and valid as if a paper version of this Addendum were delivered containing an original written signature.

INDEMNIFICATION

Broker indemnifies and holds Lender harmless from Broker's violation of TILA and accordingly agrees to cover any losses incurred by Lender, which includes, but is not limited to, losses incurred through borrower's rescission of any loan.

COMPLIANCE CERTIFICATION

Broker agrees to comply with the applicable TILA regulation as it relates to compensation. Broker certifies to Lender that Broker has read and understands the regulation mentioned above, and is in compliance with all requirements of the regulation and has established written compensation agreements with each of his/her/its originators including MLOs, producing managers and/or applicable loan processors, and will compensate these originators in accordance with the regulation. Broker further certifies that every loan under the Lender-Paid Plan contains a Safe Harbor document in compliance with Anti-Steering provisions and that he/she/it maintains a signed document on each loan by all borrowers indicating the loan with the (1) lowest posted interest rate; (2) lowest posted interest rate for any loan with risky features such as pre-payment penalties or balloons; and, (3) interest rate with the lowest cost.

Subject to the foregoing, all other terms, conditions, and provisions of the Agreement are affirmed, incorporated herein by reference, and shall remain in full force and effect. All terms not otherwise defined herein shall have the meaning specified in the Agreement.

BROKER/Qualifying Individual

(Signature of Broker/Qualifying Individual)

(Print Name of Broker/Qualifying Individual)

(Title of Broker/Qualifying Individual)

LenderMac LLC

(Authorized LenderMac Representative)

(Print Name of Authorized Representative)

(Title of Authorized Person)

CORPORATION/PARTNERSHIP/LIMITED LIABILITY COMPANY/SOLE PROPRIETOR

(Company)

(Signature of Authorized Person)

(Printed Name of Authorized Person)

(Title of Authorized Person)

(Effective Date)