

Non-Bank Applicants:

Please provide information about the Organization

Completed and signed Stockton Mortgage Funding Wholesale Application
Non-Exclusive Broker Agreement
Corporate formation documents**
Resumes of principal officers, senior management and owners with 5% or greater ownership interest**
Tax identification W9
2 years' financial statements**
Most recent year-to-date financial statements**
Copy of Fidelity Bond and Errors and Omissions policy
Most recent investor scorecards from each investor
Most recent three months of quality control reports (executive summaries)
Quality Control Plan
Mortgage Broker Addendum for contract processing (if applicable)
Third Party Processing Information form (if applicable)
Certification of Third Party Processing (if applicable)

**Requirements might differ for publicly traded companies at the discretion of Stockton Mortgage Funding.

Bank and Credit Union Applicants:

Please provide information about the Organization

Completed and signed Stockton Mortgage Funding Wholesale Application
Non-Exclusive Broker Agreement
Tax identification W9
Copy of Fidelity Bond and Errors and Omissions policy
Most recent investor scorecards from each investor
Most recent three months of quality control reports (executive summaries)
Quality Control Plan
Mortgage Broker Addendum for contract processing (if applicable)
Third Party Processing Information form (if applicable)
Certification of Third Party Processing (if applicable)

Please submit the above items to your Account Executive:

Additional documentation or information might be required.

Company Information

Full Legal Name*: _____

DBA Name(s): _____

Headquarters Address: _____

City: _____ State: _____ Zip Code: _____

Main Telephone Number: _____ Date Entity Formed: _____

Primary Contact Name: _____ Fax Number: _____

Entity Type: _____ State of Incorporation/Formation: _____

Primary Contact Email: _____

Parent Company: _____

NMLS ID Number: _____ Tax ID Number: _____

Principal Owners and Officers

Name	Title	Phone	Email	Ownership %
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Affiliate Relationships

Does the company or any of its' shareholders have a direct or indirect interest in any closing agents, escrow companies, title companies, real estate agent/brokerages, appraisal companies or any other affiliated or JV relationship that would require disclosure to the borrower? Yes No

Name of Affiliate	Type of Business (AMC, Title, Escrow, Closing Agent, etc.)	Common Owner Name and ownership%	% of production using service
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Does the company share any management or employees with any of the Affiliates listed above? Yes No

What controls are in place to ensure the Affiliate remains separate and compliant with all applicable laws and regulations?

Business Overview

of Mortgage Loan Officers: _____ # of Non-Sales Staff: _____

	YES	NO
1. Has your company ever been rejected, suspended or terminated by FHA, VA, Fannie Mae, Freddie Mac, a private mortgage insurer, wholesale lender, warehouse lender or other investor? <i>If yes, please attach a letter of explanation.</i>		
2. Do you provide regular, ongoing training to your staff on federal / state / municipal high cost loans / predatory lending laws, ordinances and regulations at least annually? In-house Training Vendor		
3. Do you have detection controls in place to monitor compliance with federal / state / municipal high cost loans / predatory lending laws, ordinances and regulations?		
4. Do you have a written pricing policy which ensures loans are priced in compliance with fair and responsible lending principals such as federal / state / municipal high cost loan / predatory laws, ordinances and regulations and if so, is it part of your detection controls to monitor compliance with this policy?		
5. Does your company utilize contract or in house processing? Contract In-House <i>If your company uses Contract Processing, you will be required to complete and sign the Mortgage Broker Addendum and the Third-Party Processing Information form and the Contract Processing company will be required to complete and sign the Certification of Third-Party Processing.</i>		
6. Do you employ an individual who has been suspended, debarred, under a Limited Denial of Participation (LDP) or otherwise excluded from participation in FHA programs?		
7. Do you verify employee eligibility for all officers, partners, directors, principals, managers, supervisors, loan processors, loan underwriters, loan originators and all other employees and Affiliates participating in HUD programs on or on behalf of your company, using the Limited Denial of Participation (LDP) list on at least an annual basis?		
8. Has your company ever had material unfavorable findings resulting in a fine, consent order or disciplinary action 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 investigative agency? <i>If yes, please attach a letter of explanation.</i>		
9. Has your company and/or any principle or corporate officers filed for protection from creditors under provisions of bankruptcy laws within the past 7 years? <i>If yes, please attach a letter of explanation</i>		
10. Does your company comply and conform to Fannie Mae or Freddie Mac Responsible Lending and Anti-Predatory Lending guidelines? <i>If no, please attach a letter of explanation</i>		
11. Does your company comply with Appraiser Independence Requirements? (AIR) <i>If no, please attach a letter of explanation</i>		
12. Does your company comply with the OFAC provision of the Patriot Act? <i>If no, please attach a letter of explanation</i>		
13. Does your company comply with the Information Security and Consumer Privacy provisions of the Gramm-Leach-Bliley Act? <i>If no, please attach a letter of explanation</i>		
14. Has any owner, officer, employee or affiliate been convicted of a crime in a pending criminal proceeding (excluding traffic violations and other minor offenses other than DUI)? <i>If yes, please attach a letter of explanation</i>		
15. Has any owner, officer, employee or affiliate been subject to an order, judgment or decree enjoining him or her from engaging in any activities in connection with any type of business transaction (including the purchase and sale of securities) or acting as or as an associate or affiliated person of an investment adviser, underwriter, broker, dealer, financial institution or any other business? <i>If yes, please attach a letter of explanation</i>		
16. As any owner, officer, employee or affiliate been employed by a company within two years prior to its debarment by the Department of Housing and Urban Development? <i>If yes, please attach a letter of explanation</i>		

Loan Production

Product Type	Year to date as of		Most recent year ending	
	# Units	\$ Volume	# Units	\$ Volume
Conforming and High Balance Conforming				
Non-Conforming (Jumbo)				
FHA				
VA				
USDA Rural Housing				
Total				
Purchase				
Refinance				

Top Investors by Volume

Investor Name	\$ Year to date as of	Most recent year ending
1		
2		
3		

Investor References

Company Name	Date Approved	Contact Name	Phone #	Email

Repurchase and Indemnification

Open

Type	# of Loans	Note Amount	Expected Loss/ Settlement Amount
Indemnifications			
Repurchase			
Settlements			
Make Whole			

Settled in the Last 12 Months

Type	# of Loans	Note Amount	Expected Loss/ Settlement Amount
Indemnifications			
Repurchase			
Settlements			
Make Whole			

Insurance

	Name of Provider	Limit Per Incident	Agent's Name	Phone Number
E&O Insurance				
Fidelity Bond				

Business Partner Bank Secrecy Act/ AML Certification

_____ (“Company”) certifies to Stockton Mortgage Funding that the Company understands its legal obligations under the Bank Secrecy Act and has adopted an Anti-Money Laundering Program (“AML Program”) that meets its obligations as outlined below and in the regulations:

1. The Company’s governing body has approved and adopted an AML program as required by 31 CFR Parts 1010 and 1029. The AML Program:
 - a. Includes and implements effective policies, procedures and internal controls;
 - b. Designates a qualified security/compliance officer;
 - c. Requires initial and ongoing training for all employees; and
 - d. Includes an independent procedure for audits of the effectiveness and compliance of the Program.
2. The Company has implemented a program or procedures to verify each customer’s identity and maintain the records used to verify the customer’s identity and in compliance with the BSA laws and implementing regulations.
3. The Company is committed to complying with these requirements and has instructed employees that it is mandatory to adhere to these standards to prevent the use of the Company or Stockton Mortgage Funding and/or its products and services for money laundering or illegal purposes.
4. Upon request, the Company will make any information and/or records required under the BSA and implementing regulations available to Stockton Mortgage Funding including the Company’s AML Program and supporting documentation, AML training materials and training records, and release of information as allowed by state and federal regulators.

Loan Estimate Disclosure Certification

The applicant understands it cannot submit a loan package that includes a broker disclosed float Loan Estimate with Stockton Mortgage Funding as the lender. In the event Stockton Mortgage Funding receives a loan package that contains such a disclosed float Loan Estimate, the broker will be contacted and the loan may be rejected or will not be processed until the broker submits additional documentation and the broker receives Stockton Mortgage Funding approval.

By signing below, I hereby certify that I have the authority to sign on behalf the the Company and certify that the Company has met and will continue to meet all of the responsibilities and obligations detailed in both sections above.

Authorized Signature for Business Partner

Date

Printed Name

Title

Note: Stockton Mortgage Funding may make reference inquiries and may, at its sole expense, order independent background investigations on the applicant and/or principal officers and/owners. Stockton Mortgage Funding may submit the company name and name of any employee of the company for screening through databases by Mortgage Asset Research Institute (MARI) including the Mortgage Industry Data Exchange (MIDEX). Execution of this application certified full compliance with the regulatory requirements of the Bank Secrecy Act (BSA), Anti Money Laundering AML) and Office of Foreign Asset Control (OFAC).

Certification

We are providing the information set forth in this Application to induce you to approve us to submit residential mortgage loans to Stockton Mortgage Funding. We acknowledge and understand that you will rely on the information set forth in this Application and we represent, warrant and certify that the information set forth in this Application is true, correct and complete.

By executing this Application, we authorize you, both before and after you approve our application, to (x) make all inquiries, obtain all information and make all disclosures you deem necessary to advisable to verify the accuracy of the information contained in this Application; (y) discuss with third parties our credit worthiness, credit standing, credit capacity, character, general reputation, persona characteristics, mode of living, job performance and other job-related information; and (z) obtain consumer reports, credit reports, business reference reports, criminal background checks, banking information and other reports concerning such topics as you deem necessary or advisable. We authorize any person or entity, including, without limitation, any consumer reporting agency, law enforcement agency, regulatory agency of financial institution, to give you any information it may have on us, and we authorize you to make all disclosures you deem necessary or desirable to such person and entities concerning your experience with us.

In addition, we consent and give you permission to submit our names for screening through any and all business or mortgage industry database, including, without limitation, databases operated by Mortgage Asset Research Institute, Inc. ("MARI"), such as the Mortgage Industry Data Exchange ("MIDEX"). Further, we consent to the release by you of any information regarding incidents of fraud or misrepresentation involving us. We release and agree to hold harmless you, MARI, and all MIDEX subscribers and any trade associates that endorse the MIDEX system from any and all liability for damages, losses, costs and expenses that may arise from the reporting or use of any information submitted by us or any other MIDEX subscriber to MARI, recorded in the MIDEX system and used in any way by you or any other MIDEX subscriber.

Finally, we authorize you to answer questions about your experience with us and to release to others any information that we provide to you or that you separately obtain in connection with Approved Activities. The term "You" and "Your" refers individually and collectively to Stockton Mortgage Funding. The terms "We" "Our" "Us" and "Company" refer individually and collectively to the business and its owners and officers who sign this form below. Information and reports authorized above may be obtained on the business and on the owners and officers who sign this form.

The undersigned and the Applicant each agree to update the information provided to Stockton Mortgage Funding in connection with this application in the event that any information provided to Stockton Mortgage Funding in connection herewith changes in any respect. The Application agrees to indemnify and hold Stockton Mortgage Funding harmless from and against any and all liabilities, damages, costs and claims resulting directly or indirectly from Stockton Mortgage Funding reliance upon, us of or verification of all such information.

For the purpose of becoming approved with Stockton Mortgage Funding, I (we) certify the above information to be true and correct. The undersigned declares that the foregoing information and all accompanying information are true to the best of his/her knowledge and belief. Stockton Mortgage Funding is hereby authorized to obtain verification of information from any source (including character and credit references). The undersigned hereby transfers and grants the right to use all information herein and all accompanying information to Stockton Mortgage Funding and its agents. All pages of this application including supplements and other information that is provided to Stockton Mortgage Funding are considered a part of this application, and therefore subject to this agreement.

Legal Name of Applicant

Typed Name and Title of Authorized Officer

Signature of Authorized Officer

Date

Business Resolution

The Business Resolution of (Name of Organization) _____

RESOLVED, that the President, any Executive Vice President, Senior Vice President, Vice President and any other person designated by the President in writing and delivered to the Secretary, (LIST ALL APPLICABLE TITELS TO BE GIVEN AUTHORITY) of this business, or any one or more of them, by and each of them is, authorized and empowered in the name of and on behalf of this business and under its corporate seal (if applicable), from time to time while these resolutions are in effect, to originate and sell mortgage loans to Stockton Mortgage Funding and to execute any and all agreements, documents and to furnish any information required or deemed necessary or property by Stockton Mortgage Funding in connection with the foregoing.

Certification

I HEREBY CERTIFY that the foregoing is true and a correct copy of a resolution presented to and adopted by the Board of Directors of _____ on the _____ date of _____, _____ at which quorum was present and voted, that such remains in full force and effect as of the date hereof. I further certify that the following persons were duly elected or designated and are present incumbents of the respective offices set out after their names as of the date hereof:

(LIST ALL OFFICERS AND DESIGNEES WITH AUTHORITY UNDER THE FOREGOING RESOLUTION)

- _____ President
- _____ Executive Vice President
- _____ Senior Vice President
- _____ Vice President
- _____ Vice President
- _____ Presidential designee
- _____ Presidential designee

IN WITNESS WHEREOF, I set my hand and affix the seal of said Corporation (if applicable) as of the _____ day of _____.

(Corporate Seal)

_____ Print Name of Secretary or Witness

_____ Signature of Secretary or Witness

Signature must be witnessed if Applicant does not have a Corporate Seal

Sponsorship Request Form

Agent Company Name: _____
VA ID # (if applicable): _____
FHA ID # (if applicable): _____
Federal Tax ID: _____

The Agent is requesting that Stockton Mortgage Funding be an approved sponsor for this Agent on the following products:

VA Sponsorship Request

The Agent certifies that it will originate VA loans in accordance with the VA Lender’s Handbook and/or current circulars and requirements. Agent agrees to assist Stockton Mortgage Funding with any deficiencies and/or issues that arise after closing and guaranteeing of each VA loan.

To be sponsored, there is a \$100.00 fee and a check must be made payable to the Department of Veterans Affairs and mailed to:

Stockton Mortgage Funding
Attn: Wholesale Application
88 C. Michael Davenport Blvd, Ste 1
Frankfort, KY 40601

FHA Sponsorship Request

Are you currently sponsored by a FHA lender? YES NO

If the answer is yes, please list one of the lenders: _____

USDA Sponsorship Request

Please issue access to the following employees: (if more access is needed, please list the ID’s on a separate page)

Name: _____ GUS ID: _____
Name: _____ GUS ID: _____
Name: _____ GUS ID: _____

Signature of Authorized Signer

Printed Name

Title

Date

Web User Identification

Company Name: _____ Date: _____

Please identify the Web User(s) for your company. If additional users are required, please submit additional forms. At least one User must be identified in order to establish your Web access.

Name: _____	Title: _____		
Email Address: _____	Access all files?	YES	NO
Telephone: _____	NMLS: _____		

Name: _____	Title: _____		
Email Address: _____	Access all files?	YES	NO
Telephone: _____	NMLS: _____		

Name: _____	Title: _____		
Email Address: _____	Access all files?	YES	NO
Telephone: _____	NMLS: _____		

Name: _____	Title: _____		
Email Address: _____	Access all files?	YES	NO
Telephone: _____	NMLS: _____		

Name: _____	Title: _____		
Email Address: _____	Access all files?	YES	NO
Telephone: _____	NMLS: _____		

Name: _____	Title: _____		
Email Address: _____	Access all files?	YES	NO
Telephone: _____	NMLS: _____		

Name: _____	Title: _____		
Email Address: _____	Access all files?	YES	NO
Telephone: _____	NMLS: _____		

Primary Contacts

Company: _____ Date: _____

Please identify specific areas of responsibility, provide the primary contact information.

Specific Area of Responsibility: Sales

Name: _____

Email: _____

Specific Area of Responsibility: Processing

Name: _____

Email: _____

Specific Area of Responsibility: Post Closing

Name: _____

Email: _____

Specific Area of Responsibility: _____

Name: _____

Email: _____

Specific Area of Responsibility: _____

Name: _____

Email: _____

Specific Area of Responsibility: _____

Name: _____

Email: _____

Specific Area of Responsibility: _____

Name: _____

Email: _____

Wholesale Compensation Selection Form

In compliance with Regulation Z of the Truth in Lending Act (“Regulation Z”), the undersigned wholesale broker (the “Company”) hereby selects the following compensation to apply to all funded loans where the borrower(s) has chosen for Stockton Mortgage Funding to pay the Company’s compensation (“Lender-Paid Loans”) for the period starting on the _____ day of _____, _____. The Company will have the right to select different compensation on a quarterly basis by completing a Wholesale Compensation Selection Form prior to the first day of each calendar quarter (“Adjustment Date”). If the Company does not submit a new Wholesale Compensation Selection Form, the compensation selections currently in effect will continue to apply.

Any changes to the compensation selections will apply prospectively from the Adjustment Date based upon the earlier of the application (1003) or lock date. For example, if the Adjustment date is April 1st, the new compensation percentage will be applied to any Lender-Paid loan with an application date on or after April 1st, unless the loan is locked prior to that date, in which case the loan must be disclosed using the Company’s compensation in effect prior to April 1st.

Compensation Percentage Election

Company selects a fixed _____% of the loan amount as compensation for all Lender-Paid Loans.
Company may select compensation percentages from 0.50% to 2.75% in 0.125% increments.

Your selection may limit the rebate that can be used towards closing costs on certain loans/products. Please also consider the QM 3% Points and Fees Caps, Higher Priced Mortgage Loan thresholds and federal and state high-cost tests when making your selection. All broker compensation, regardless of who pays it, is included in the QM Points and Fees Test. Borrower paid compensation may never be greater than the Lender Paid compensation listed above.

Minimum and Maximum Compensation Elections

In addition to the fixed percentage chosen above, Company

Elects the following minimum and/or maximum compensation amount(s) for all Lender-Paid Loans:

Minimum Compensation**:

Maximum Compensation:

***Minimum Compensation selection not to exceed \$3,000. Consider QM, HOEPA and HPML Thresholds when selecting Minimum Compensation.*

Elects not to place a minimum or maximum compensation amount

Attestations and Confirmations

By executing this form, and whenever the Company receives compensation on a loan funded by Stockton Mortgage Funding, the Company represents and warrants that:

- The Company is operating in compliance with Regulation Z, the Broker Agreement and Stockton’s guidelines and written policies regarding Regulation Z, including the Company’s compensation arrangements with employees.
- On each Lender-Paid loan, (1) the payment received from Stockton Mortgage Funding will be the sole source of compensation received by the Company and its affiliates and (2) neither the Company nor any affiliate will charge or collect any additional fees for loan activities from the borrower.

Upon execution, this Wholesale Compensation Selection Form (“Form”) shall become an integral part of the Company’s existing Mortgage Broker Agreement with Stockton Mortgage Funding; as such Mortgage Broker Agreement is amended from time-to-time.

Company Name

Printed Name of Authorized Signer

Title

Signature of Authorized Signer

Date

