



AMERICAN GENERAL MORTGAGE CORP.

1100 E. Broadway Suite #300, Glendale CA 91205
Phone: (818) 240-1983 Fax: (818) 240-1109
www.agmconnect.com - info@agmcmortgage.com

Dear Broker:

Please find enclosed American General Mortgage Corporation BROKER'S PACKAGE consisting of:

- A. Loan Package Stacking Order
- B. Individual Credit Report Authorization
- C. Independent Broker Agreement Loan Fraud Prevention Policy
- D. Form W-9 Request for Tax payer Identification Number & Certification
- E. Mortgage Broker Application Package

Please complete and attach all documents requested in the Mortgage Broker Application, page three of three as follows:

- a. Resume or history of company
- b. Resume(s) of senior officer / principal
- c. Resume of senior processor
- d. Most recent Balance Sheet and Income Statement (if sole proprietorship). Financial Statement of owner
- e. Copy of appropriate broker's license for each state licensed. Personal/Individual Broker's License
- f. Copy of Business License
- g. Copy of Corporate minutes and bylaws (if the company is a corporation)
- h. Copy of fictitious name filing
- i. Copy of internal audit system

--Originals only, we DO NOT accept faxed submissions--

To: **American General Mortgage Corporation**
1100 E. Broadway Suite 300
Glendale, CA 91205

Should you have any questions regarding the aforementioned, please feel free to contact us at: (818) 240-1983
Monday through Friday 9:00 a.m. through 5:00 p.m. weekdays.

Sincerely,

American General Mortgage Corporation

Enclosures

INDEPENDENT BROKER AGREEMENT

LOAN FRAUD PREVENTION POLICY

This Independent Broker Agreement ("Agreement") is entered into

this _____ day of _____, 20 _____ by and between AMERICAN GENERAL MORTGAGE CORPORATION, (hereafter referred as "AGM") and _____ (hereafter referred as "Broker").

RECITALS

1. Broker desires from time to time to submit residential mortgage loan applications to AGM for possible funding.
2. AGM desires, from time to time as its needs dictate, to review for acceptability, close, and fund acceptable mortgage loan applications submitted by Broker.
3. Broker and AGM desire to establish the circumstances under which mortgage loan applications may be submitted and funded in accordance with AGM's other published guidelines, including FNMA, FHLMC, or other investor requirements.

NOW, THEREFORE, upon consideration of the mutual promises contained herein, the parties hereto agree as follows:

1. PRESENTATION OF MORTGAGE LOAN APPLICATION:

During the term of this Agreement, Broker shall be entitled to present residential mortgage loan applications to AGM for review, subject to the procedures outlined within AGM's other Published guidelines ("Guidelines"), which may be revised, amended and published from time to time. AGM may, in its sole discretion, review, accept, close and fund mortgage loans acceptable to it in accordance with the terms and conditions hereof.

2. COVENANTS AND REPRESENTATIONS AND WARRANTIES UPON PRESENTATION:

Broker represents, warrants, and covenants the following as to each mortgage loan application submitted to AGM:

- a. That each mortgage loan application is complete, true and accurate and complies with all of the requirements, conditions, and procedures set forth in the Guidelines, as those Guidelines are from time to time revised and amended by AGM, in effect at the time the loan was underwritten and closed by AGM;
- b. That Broker is in compliance with the eligibility standards established from time to time by AGM;
- c. That all documentation submitted in connection with any mortgage loan application, whether supplied by Broker or obtained from some other source, conforms to all applicable state and federal laws and regulatory requirements and conforms with the loan programs set forth in the Guidelines;
- d. That all applicable federal and state laws, rules, and regulations have been complied with, including, but not **limited to**, the Real Estate Settlement Procedures Act, the Equal Credit Opportunity Act, the Flood Disaster Protection Act, and the Truth-in-Lending Act of 1969, as amended; and that all regulations, requirements, and conditions set forth in the FNMA, FHLMC, and/or GNMA investor manuals (as the case may be) issued by said agency have been complied with. Failure to comply with any of such requirements shall render such loan unacceptable to AGM and AGM may refuse such loan.
- e. That neither this Agreement nor any of the loan documentation delivered to AGM contain any misstatements of a material fact or omits to state a material fact necessary to make the statements contained therein not misleading. **THE BROKER UNDERSTANDS THAT BY MAILING THE WARRANTY CONTAINED IN THE SUBSECTION, IT IS WARRANTING THE ACCURACY OF ALL INFORMATION CONTAINED IN ANY LOAN PACKAGE SUBMITTED TO AGM, WHETHER OR NOT THE BROKER HAS KNOWLEDGE OF, OR REASON TO SUSPECT, ANY INACCURACY.**
- f. That each document delivered by Broker to AGM is complete accurate and consistent with the information within Broker's knowledge and, as reported by the applicant, contains no misleading information, has been prepared, executed, and copies delivered as required by law, and all signatures and initials therein are authorized and genuine;

- g. That to the best of Broker's knowledge, no bankruptcy petition, either voluntary or involuntary is pending against applicant, nor is any foreclosure or other proceeding pending or threatened against the Applicant;
- h. That the applicant has no claim or defense Broker, or any agent, assignee, or successor or Broker by reason of any act or omission of Broker, its directors, officers, agents, or employees;
- i. That Broker has no knowledge of any adverse information concerning applicant or any aspect of the submitted mortgage loan application which is not reflected in any of the written documents submitted to AGM by Broker;
- j. That there are no claims for brokerage commissions or finder's fees in connection with the mortgage loan application resulting from any action taken by Broker;
- k. That Broker acknowledges that all applicants have been properly informed in accordance with all applicable disclosure and other applicable requirements regarding the mortgage transaction and AGM's role, as lender, and that Broker assumes full responsibility and liability for such transaction with applicants up to time of loan closing;
- l. The Broker further acknowledges its responsibility to AGM for any and all conditions of loan approval or loan closing, and Broker shall cooperate with AGM until all such conditions are fully satisfied. Broker acknowledges that this responsibility cannot be delegated to any other party, such as a title company, agent or borrower;
- m. That should any subsequent audit finding, regardless of time, require any response from Broker, Broker shall promptly and accurately respond to such finding.
- n. That all loans have been originated and processed by Broker and that no second or third party origination or processing services have been used, without the prior written consent of AGM.
- o. The Broker is fully and properly licensed by appropriate governmental and other bodies and agencies to engage in the activities covered by this Agreement;
- p. That Broker is not aware of any pending or contemplated subordinate financing in connection with the subject property.

3. NO AGENCY:

Broker acknowledges and agrees that nothing in this Agreement, or in the relationship between Broker and AGM, including the acceptance by AGM of any mortgage loan application submitted by Broker, authorizes Broker to act in any way as the agent or representative of AGM. AGM's funding of any mortgage loan application shall not be an indication that AGM has authorized or ratified any actions of Broker. This Agreement merely authorizes Broker to submit for review to AGM residential mortgage loan applications, such applications may be accepted or rejected at AGM's sole discretion.

Broker shall not be entitled to any reimbursement or compensation of any kind other than the broker fees described in Section 16 herein. AGM and Broker acknowledge that Broker is an independent contractor and that nothing contained in this Agreement shall be construed to create the relationship of partner, joint venturer, agent, or employee of AGM. Broker shall have no authority to bind, obligator commit AGM by any promise or representation unless specifically authorized by AGM in writing in a particular transaction.

4. INDEMNIFICATION:

In connection with the covenants, obligations, representations, warranties, terms, and conditions to be performed and complied with by Broker pursuant to this Agreement, an in connection with any mortgage loan application submitted by Broker to AGM (whether or not AGM accepts such mortgage loan application) and notwithstanding any review made by AGM and all resulting knowledge or information thereby acquired, the Broker hereby indemnifies AGM and its shareholders, directors, officers, employees, successors and assigns from and against all liens, damages, deficiencies, liabilities, penalties, claims, suits, actions, and expenses, including reasonable attorney's fees and court costs, resulting from any violation of the Guidelines or from any breach or misrepresentation relating to any covenant, agreement, representation, warranty, term or condition made by Broker in this Agreement or in any documentation submitted to AGM by Broker in connection with the submission of a mortgage loan, including, but not limited to, any action, suit proceeding, claim, demand, judgment, cost, or expense incident thereto including attorney's fees and costs and accounting fees. Without limiting the generality of the foregoing, Broker's indemnification shall extend to all repurchase demands of any third party to which AGM sold any loan. The Broker's obligation to indemnify AGM upon a repurchase request from a third party shall arise automatically upon AGM's receipt of a loan repurchase demand from a secondary market investor which AGM determines in its sole and absolute discretion to be enforceable, even if AGM has not incurred any loss with respect to such loan. The Broker hereby releases and indemnifies AGM from and against any and all losses sustained by Broker as a result of liability to Broker or any of Broker's agents or employees on the basis of any arrangement or agreement made by or on behalf of Broker not provided for herein.

AGM hereby indemnifies the Broker from and against all liens, damages, deficiencies, liabilities, and penalties resulting from any breach or misrepresentation of any covenant, representation, warranty, term or condition made by AGM in connection with this Agreement.

5. ADDITIONAL REPRESENTATIONS AND WARRANTIES:

Broker hereby represents and warrants to AGM as follows:

- a. That Broker represents that under and according to the laws of each of the states identified in Section 14 hereof, Broker and each of its employees (1) is in good standing; (2) is duly licensed (if applicable) to perform its obligations hereunder; (3) will, during the term hereof, maintain such licenses; and (4) if not a natural person, is a corporation or partnership (as indicated in the introductory paragraph of this Agreement) duly organized, validly existing, and in good standing;
- b. That if Broker is not a natural person, the execution and delivery of this Agreement by Broker and the performance hereunder have been duly authorized by all necessary corporate or partnership actions;
- c. That the execution and delivery of this Agreement by Broker and the performance by Broker of the obligations by it to be performed hereunder do not, and will not, violate any provision of any law, rule, regulation, order, writ, judgment, injunction, decree, determination, or award presently in effect having applicability to Broker or of the articles of incorporation, by-laws, or partnership agreement, if applicable, of Broker;
- d. That this Agreement constitutes, when duly executed and delivered by Broker, a legal, valid, and binding obligation of Broker enforceable against Broker according to its terms;
- e. That there are no actions, suits, or proceedings pending or, to the knowledge of Broker, threatened against or affecting Broker or the properties of Broker before any court or governmental department, commission, board, bureau, agency, or instrumentality, domestic or foreign, which, if determined adversely to Broker, would have a material adverse effect on the financial condition, properties, or operation of Broker or AGM or which would adversely affect Broker's ability to perform hereunder;
- f. That any change of ownership of Broker, change in senior management, or change in Broker's Financial condition such to impair Broker's ability to operate, requires immediate notification to AGM. AGM, at its sole discretion, may require re-approval of Broker or terminate this Agreement according to the provisions contained herein.

6. RIGHT TO AUDIT:

Broker agrees to permit AGM's internal staff to conduct audits of Broker's loan files that are registered with AGM and/or were funded by AGM. AGM shall retain to audit and verify by alternative source any credit documentation, including, but not limited to, credit reports or appraisals in a pre- or post-closing review, and such right shall survive the loan closing date and the termination of this Agreement.

7. NON-ASSIGNABILITY:

Broker or AGM shall not assign their respective rights or delegate their respective obligations under this Agreement without the express written consent of the other party.

8. TERM:

This Agreement is without expiration from the date of execution by Broker. Either party hereto may cancel this Agreement upon written notification to the other, without cause, 30 days prior to the effective date of such cancellation. AGM may terminate this Agreement, with cause, upon two days' written notification to Broker, and such notification must include a specific description of the cause for termination and allow for repudiation during such 2-day period, and within such time the parties hereto agree to conduct business as usual under the terms and conditions herein. Obligations hereunder shall survive the termination of this Agreement for all loans delivered to AGM, and the parties hereto agree to honor all of this Agreement's terms, conditions, covenants, warranties and representations. Should this Agreement be terminated without cause, AGM and Broker agree to work together to insure that all eligible loans, either in AGM's possession or locked in with AGM, are closed and funded. Should this Agreement be terminated WITH cause, AGM reserves the right to honor the Broker's locked pipeline of loans and purchase any further loans presented to but not approved by AGM prior to such termination. AGM shall review reasons for termination and, notwithstanding further findings, will not unreasonably refuse to honor Broker's pipeline of loans. Loans already approved by AGM shall be honored in all cases, unless fraud affecting the subject loans is determined.

Notwithstanding the termination of this Agreement the obligations contained in this Agreement including but not limited to the obligation indemnify contained in Section 4 and the repurchase obligation contained in Section 13 shall survive termination.

9. RIGHT TO SPECIFIC PERFORMANCE:

Broker acknowledges that in the event of Broker's insolvency, repudiation of this Agreement, or failure to perform any of Broker's commitments, money damages may not adequately compensate AGM for its losses and AGM may be unable to effect or obtain coverage to satisfy its commitments. Accordingly, Broker agrees that in the event of Broker's insolvency, repudiation of this Agreement, or failure to perform any of its obligations to AGM, AGM shall be entitled to the right to replevin documents and the right of specific performance of loan commitments, or any other equitable remedy.

10. PRICING AND FEES:

Each mortgage loan application accepted for closing by AGM will be funded by AGM at the "lock-in" price, as identified in the Guidelines or on the individual Loan Registration/Lock-in form, in effect at the time the mortgage loan was locked in. Broker agrees to ensure payment to AGM for all fees identified in AGM's Guidelines and on each specific lock-in form, as subject to change from time to time. Broker hereby authorizes AGM to deduct any such fees from any proceeds due Broker, and such right, is not restricted to proceeds of anyone loan. Should any loan funding result in a shortage at closing due to a Broker's quote to an applicant(s) less than AGM's required discount and fees, Broker agrees to pay the shortage from its own "good" funds to the title company at or before the time of loan closing. Pricing questions by either AGM or broker will be allowed for a maximum of 45 days after funding. After that period, AGM will conclude the pricing as finalized and any questions regarding pricing will not be fielded by AGM or broker.

11. SUSPENDED LOANS:

Broker acknowledges that suspended loans will be cancelled after 30 days, if no response is received from Broker. Loans re-submitted after that time will be treated as a new loan submission.

12. DELIVERY:

Broker agrees that delivery is mandatory to AGM for all locked loans that close. Failure to deliver a closed loan to AGM that has been locked in with AGM may result in a penalty charged to Broker equal to the difference between the market price for such loan at the time of loan closing and the locked in price, which penalty, if charged, shall not be less than 50% of the loan amount. Broker shall pay AGM such penalty within 30 days of AGM's demand.

13. REPURCHASE:

Broker agrees to repurchase any mortgage loan, at the request of AGM, should AGM determine fraud or misrepresentation by Broker with respect to any representation, warranty, or other condition or term of this Agreement or any requirement set forth in the Guidelines.

Broker agrees to repurchase such loan or loans at the higher of the originally locked price or par (100.00), subject to any adjustments for escrow, payments made, and interest to date of repurchase, and Broker shall do so within 30 days of demand from AGM.

14. LOCATION:

Broker agrees that unless otherwise agreed to in writing by AGM, Broker will present to AGM only mortgage loan applications involving real property located in states AGM is currently approved in. A list of all approved states can be found on our website at: www.agmconnect.com.

15. FACILITIES:

Broker acknowledges that AGM has no responsibility to provide Broker with any personnel, material, facilities, or equipment by Broker to perform under this Agreement.

16. BROKERAGE FEE:

Upon acceptance by AGM of any mortgage loan application submitted by Broker, and further upon the satisfactory execution of all required documents (including but not limited to receipt of original documents when required), disbursement of funds, and recordation of the deed of trust or mortgage with appropriate office(s), AGM agrees to pay the Broker, or to cause to be disbursed at closing, all fees due Broker, less any adjustments pursuant to Section 10, above, as defined herein .

17. NON-EXCLUSIVITY:

This Agreement shall be non-exclusive as to both AGM and the Broker. It is expressly understood that notwithstanding the execution of this Agreement, the referral of any loan by Broker to AGM hereunder or any covenants and agreements contained herein, AGM may make loans, with or without the assistance of Broker, and may use the services of other Brokers, and Broker may refer loans to other lender.

18. NON-SOLICITATION:

Broker acknowledges that all loans closed under this Agreement belong to AGM and that Broker has been compensated for its involvement therein and relinquishes all claims and rights to such loans. Broker further agrees that it will not solicit for refinance any loans closed by AGM under this Agreement.

19. RESTRICTIONS:

Broker agrees to comply in all respects to the current lending policies as described in AGM's Guidelines, and Broker will not convey to any applicant any information which is inconsistent with those policies or current rates as published by AGM. Should this Agreement be terminated for any reason whatsoever, Broker will not divulge to anyone information regarding any past borrower or applicant(s). Broker further agrees that the relationship between AGM and Broker is unique and that Broker and AGM agree not to discuss any term or condition of this Agreement with any third party.

20. FEDERAL DISCLOSURE REQUIREMENTS:

Broker and AGM hereby agree that they complied with and will comply with all applicable Federal Disclosure Requirements, including, but not limited to:

- a. Broker shall provide all applicant(s), within 3 days from receipt of any application, in full compliance, on ALL loans regardless of type:
 - i. A complete Good Faith Estimate of Settlement Costs ("GEE") in compliance with full disclosure delineating all fees charged to Borrower(s) by Broker and AGM, and any fees paid to Broker by AGM outside of closing, including broker fees, discount premiums or any other loan premiums.
 - ii. Truth-in-Lending Disclosure ("TIL") accurately reflecting the Annual Percentage Rate ("APR") based upon the appropriate fees disclosed in "1" above, at the interest rate indicated on the original handwritten application.
 - iii. Guide to Settlement Costs booklet.
 - iv. Program Disclosure for all loans including, adjustable rate, balloons, and any other non-fixed rate products.
 - v. AGM shall re-disclose by providing all applicant (s) with GEE and TIL, based upon the best information available to AGM when loan is received.

Broker hereby indemnifies AGM from and against any claims, damages, costs and expenses, including attorney's fees and court costs, that result from inaccurate or missing disclosures of any kind required to be delivered by Broker, whether such inaccurate or missing disclosure is discovered by AGM's own procedures or as a result of examination by a subsequent assignee or a governmental agency.

21. GENERAL PROVISIONS:

Broker's repudiation, breach, or inability to perform any of its commitments shall be deemed a material default of this Agreement.

AGM's failure to enforce any provision hereof shall not be deemed a waiver of that provision or any other provision with respect to that particular transaction or any other transaction between AGM and Broker.

No term or provision of these terms and conditions shall be altered or modified unless in writing, duly referencing this Agreement, and signed by an authorized official of AGM and Broker.

All communications given pursuant to the terms herein shall be delivered to the appropriate party at the address contained below.

This Agreement shall be governed by the laws of the State of California.

22. DUE AUTHORITY:

AGM and Broker acknowledge that the individuals executing this document, and any other persons designated by these individuals in writing, are fully authorized, as evidenced by a resolution of their respective boards of directors, to enter into binding commitments for the delivery, sale, and/or purchase of mortgage loans on behalf of each respective party.

This Agreement supersedes all prior written or oral agreements between the parties hereto respective to all loans delivered to AGM on or after the execution date of this Agreement. However, loans delivered under any prior Agreement shall be bound by the agreement and all its terms and conditions.

23. HEADINGS:

The section headings and captions contained in this Agreement are for reference purposes only and shall not affect the meaning or interpretation of this Agreement.

24. ATTORNEY'S FEES:

If either party to this Agreement brings any action, whether in suit or otherwise, to enforce the terms of this Agreement, the prevailing party in such action shall be entitled to receive reasonable attorney's fees and court costs, including appeal and bankruptcy, from the unsuccessful party in such action.

As of the date first written above, the undersigned authorized officers hereby bind Broker and AGM by all terms and conditions of this Agreement.

Loan Fraud Prevention Policy

It is the policy and intent of AMERICAN GENERAL MORTGAGE CORPORATION to support the eradication of loan fraud within the residential lending marketplace. Wholesale Loan Brokers should be advised that a licensed broker bears responsibility for all actions, performed in the course of business, of his or her employees or licensees.

THE SUBMISSION OF A LOAN APPLICATION CONTAINING FALSE OR MISREPRESENTED INFORMATION IS A FEDERAL CRIME.

Although loan fraud or negligent misrepresentation may be perpetrated in many ways, some of the most common examples are shown below:

- . Submission of inaccurate information, including false statements on loan application(s) and falsification of documents purporting to substantiate credit, employment, deposit and asset information or personal information including identity, ownership/non-ownership of real property, etc.
- . Forgery or misrepresentation of partially or predominately accurate information.
- . Inaccurate representations of current occupancy or intent to maintain required occupancy as agreed in the security instrument.
- . Lack of due diligence or concern by broker, loan officer, interviewer or processor, including failure to obtain or divulge all information required by the application and failure to request further information as dictated by Borrower's response to other questions.
- . Acceptance of information or documentation which is known or suspected to be inaccurate or acceptance of information which should be known to be or suspected to be inaccurate.

This Includes:

- . Simultaneous or consecutive processing of multiple owner-occupied loans from a single applicant
- . where information differs on each application.
- . Permitting an applicant or interested third party to assist with the processing of the loan.
- . Failure of the broker to disclose any relevant or pertinent information.

CONSEQUENCES OF LOAN FRAUD

The consequences of residential loan fraud are far reaching and expensive. AMERICAN GENERAL MORTGAGE CORPORATION warrants the quality of our loan production to our investors. Fraudulent loans may not be sold in the secondary market for home mortgages. If a loan is discovered to be fraudulent after its sale, AMERICAN GENERAL MORTGAGE CORPORATION could be obligated to repurchase the loan from our investor. Fraudulent loans harm our reputation and strain our relationships with our investors and mortgage insurance carriers.

The consequences of those who participate in loan fraud are even more severe. Following is a list of a few of the repercussions that may be experienced:

To The Broker

1. Criminal prosecution which may result in possible fines and imprisonment.
2. Page 6 of 7 BRA82594 Revocation of Broker's License.
3. Inability to access lenders caused by the exchange of legally permissible information between lenders; mortgage insurance companies; FHLMC, FNMA and other investors; police agencies; and state and federal regulatory agencies including the Department of Real Estate (DRE).
4. Civil action by AMERICAN GENERAL MORTGAGE CORPORATION.
5. Civil action by applicant (borrower) and/or other parties in the transaction.
6. Loss of approved broker or correspondent status with AMERICAN GENERAL MORTGAGE CORPORATION.

To The Borrower

1. Acceleration of debt (FNMA/FHLMC Deed of Trust, revised 9/90). Item #6 states: "Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to lender (or failed to provide lender with any material information) in connection with the loan evidenced by the note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence."
NOTE: Foreclosure under the borrower will not have the benefit of reinstatement in order to cure the default, the Borrower must pay off the loan prior to the sale date of the property.
2. Criminal prosecution which may result in possible fines and imprisonment.
3. Civil action by AMERICAN GENERAL MORTGAGE CORPORATION.
4. Civil action by other parties to the transaction, such as seller real estate agent/broker.
5. Termination of employment.
6. Forfeiture of any professional license.
7. Adverse, long-term effect on credit history.

I/We have read the foregoing and I understand and accept AMERICAN GENERAL MORTGAGE CORPORATION's policy on loan fraud.

BROKER:

Name of the Firm

Address / City / State / Zip Code

Telephone Numbers

Facsimile Number

Printed Name of Broker on Record

Title

Signature

Date

Printed Name

Title

Signature

Date

AMERICAN GENERAL MORTGAGE CORPORATION.

1100 E. Broadway, Suite #300, Glendale, CA 91205

Printed name

Title

Signature

Date

By and For AMERICAN GENERAL MORTGAGE CORPORATION.

Application Package

This application named below is applying for approval as a
Mortgage Broker to AMERICAN GENERAL MORTGAGE CORPORATION

Application

Legal Name of Firm

Street Address

City / State / Zip Code

Telephone Number

Facsimile Number

Sole Proprietorship

Partnership

Corporation

If a Corporation, is it subsidiary of, or controlled by, another entity? If yes, by whom:

The Firm organized and existing under the laws of (State):

Organized on (Date):

Dept of Real Estate License No.

Licensee (1)

DRE license number

What percentage of ownership in company is held by licensee:

Licensee (2)

DRE license number

What percentage of ownership in company held by licensee:

Is there any pending litigation with either Principals, Licensees or company?

No Yes If yes, please explain:

Has your firm or licensee(s) **had** or **has** any formal complaints filed against it with any agencies including State of California

During the past three Years. NO Yes if yes, provide detail:

Primary Officer (1)

Social Security Number

Home Address / City / State / Zip Code

Primary Officer (2)

Social Security Number

Home Address / City / State / Zip Code

Primary Officer (3)

Social Security Number

Home Address / City / State / Zip Code

Processor Name (1) _____ Years in processing _____

Processor Name (2) _____ Years in processing _____

List of primary officers and/or owners:

Name _____ Title _____ % Owed _____

Name _____ Title _____ % Owed _____

Name _____ Title _____ % Owed _____

Is your company

- a. FHA "Non-Supervised" Mortgage? yes no
- b. FHA "Supervised" Lender? yes no
- c. FHA "Correspondent" Mortgagee? yes no
- d. Approved FNMA/FHLMC Seller/Service? yes no

Origination

Activities

Three year origination volume of residential loans:

	Conforming 1sts		Seconds		Jumbos		FHA/VA	
20	#	\$	#	\$	#	\$	#	\$
20	#	\$	#	\$	#	\$	#	\$
20	#	\$	#	\$	#	\$	#	\$

Does your firm also origination multifamily loans? Yes No

Does anyone in your firm hold a valid license for sale of:

Life Insurance Yes No Property and Casualty Insurance Yes No

Does your company have an internal audit system to verify authenticity of the information contained in your loans?

No Yes (provide copy of your program)

Has your company ever been suspended from brokering loans to a lender?

No Yes (If yes, provide details)

Additional Branch Location: Address / City / State / Zip Code Telephone Number

Additional Branch Location: Address / City / State / Zip Code Telephone Number

Information

Insurance Coverage:

Fidelity-Individual: _____

Fidelity-Blanket: _____

Errors & Omissions: _____

List the four largest volume lenders to whom you have brokered loans.

Name of Lender _____ Contact Person _____ Telephone Number _____

Name of Lender _____ Contact Person _____ Telephone Number _____

Name of Lender _____ Contact Person _____ Telephone Number _____

Name of Lender _____ Contact Person _____ Telephone Number _____

Attachments

Please provide the following attachments:

- a. Resume' or history of company
- b. Resume'(s) of senior officer/principal
- c. Resume' of senior processor
- d. Most recent Balance Sheet and Income Statement - if sole proprietorship - financial statement of owner.
- e. Copy of appropriate broker's license. In State of California need Officer's and Personal/Individual Broker's license
- f. Copy of Business License
- g. Copy of corporate minutes and bylaws (If the company is a corporation)
- h. Copy of fictitious name filing
- i. Copy of internal audit system

American General Mortgage Corporation requires all Approved Brokers to provide both individual and company/Mortgage Brokers license and Financial Statements, upon expiration.

I hereby authorize American General Mortgage Corporation to obtain credit information both on the company and personal/individual, as part of the approval process.

Officer Signature (1) _____ Typed Name _____ Title _____

Officer Signature (1) _____ Typed Name _____ Title _____

Name of Firm, including fictitious name if applicable _____ Date _____

Loan Package Stacking Order

Conforming Loans: Must submit ORIGINAL plus ONE COPY package (If PMI need ADDITIONALCOPY).
Jumbo Loans: Must submit ORIGINAL plus TWO COPY packages. (If PMI need ADDITIONAL COPY).

ALL LOANS MUST BE SUBMITTED IN THE FOLLOWING FILE ORDER FROM TOP TO BOTTOM:

Loan Submission Sheet
Transmittal Summary (1008)
FHLMC/FNMA Typed Loan Application (1003)
Original Hand Written Application
Purpose of Refinance Letter
Credit Report & Supplements
Business Credit Report (if Self Employed)
Credit Explanations & Inquiries
Mortgage Rating
Year-End Mortgage Analysis (or) 12 Months Cancelled Checks
Gift Letter (Donor Must be a Relative):
 Verification of Funds from Donor(s) Account
 Verification of Receipt of Gift Funds by Borrower(s)
Verification of Deposit) s)
3 Months Current Bank Statements & Passbooks
Verification of Employment(s)
2 Year to Date Pay-Stub on every Borrower
2 Years, Complete W2's and 1040 signed by Borrower (S)
Year to Date Profit & Loss Statement (if Self Employed)
Business License (if Self Employed)
Rental & Lease Agreements
HUD-1's on Sale or Original Purchase (if Refinancing)
If Purchase:
 Certified Copy of Purchase Contract & Counter Offer
 Certified Copy of Escrow Instruction and Amendments
 Certified Copy of Escrow Deposit Receipt
Preliminary Title Report
Original Appraisal with 2 Sets of Original Photographs
If Property is a Condominium or PUD:
 HOA Certification
 2 Years Budget and Fidelity Bond
 CC&R's, Bylaws and Articles of Incorporation
If Property is NON-OWNER Occupied:
 FHLMC 65-C Rental, Income & Expense Analysis
 Operating Income Statement (FNMA Form 216)
 Rent Survey (FNMA Form 1007 or Equivalent
 Fair Lending Notice, Signed by Borrower(s)
 Good Faith/Advance Disclosure, Signed by Borrower(s)
 ECOA (Equal Credit Opportunity Notice)
 Borrower(s)'s Credit Authorization

Fasten all original documents on the right side of a legal size file folder. Place a label on the tab of the folder with Borrower(s) name [Last Name First], and property address. Including the copy package on the left side or separately.

Submission Form

AMERICAN GENERAL MORTGAGE CORPORATION

Mortgage Bankers Facsimile (818) 240-1109 Telephone (818) 240-1983 Trans Box: Red 210-C

Date

Contact Person

Broker

Telephone Number

Address

Fax Number

City / State / Zip Code

E-mail address

Name of Borrower: _____

Name of Co-Borrower: _____

Borrower Credit Score: _____

Co-Borrower Credit Score: _____

Borrower SSN # _____ Co-Borrower SSN # _____

Property Address: _____ Unite # _____

City: _____ County: _____ State: _____ Zip Code _____

Property Type:

SFR Attached PUD Detached PUD Number of Units: _____

Condo Low Rise High Rise

Loan Purpose: Purchase Rate/Term Cash/Out Other _____

Occupancy: Primary 2nd Home Investment Other _____

Sales Price \$ _____ Appraisal Value \$ _____ Loan Request \$ _____

Program: _____ LTV: _____ % CLTV: _____ % Submitted Interest Rate: _____ %

Documentation Type:

Full Document Stated/Reduced(Verified Assets) No Ratio
 Stated Income & Stated Asset No Doc Other

1100 East BROADWAY STREET SUITE 300 GLENDALE, CA., 91205