PSB Total Lender-Paid Compensation Plan Addendum – SFR Division

Broker: _____

Broker #:_____

This PSB Total Lender-Paid Compensation Plan Addendum is entered into this _____ day of _____, 20____ by and between Provident Savings Bank (PSB) and _____(Broker Company Name), doing business as _____ (Broker DBA). Broker will be compensated by Bank in accordance with the requirements under the Truth in Lending Act and Regulation Z, specifically the Loan Originator Compensation Rules. If Broker is compensated by the borrower or any other person or entity then the terms pertaining to Lender Paid Compensation will not be applicable.

The PSB Total Lender-Paid Compensation Plan, hereinafter referred to as *PSB Total Plan*, is a computation of a fixed percentage of the loan amount and a set flat fee amount, as designated by the Broker in the charts below. The Broker may elect to restrict the amount of compensation paid by designating a maximum compensation dollar amount.

I. This addendum will cover all loans submitted after PSB receipt of the addendum and update into the PSB Wholesale TPO connect portal. Loans submitted to PSB will reflect the Compensation Plan in effect at the time of submission through the PSB Wholesale TPO Connect portal.

II. The addendum will be in effect for a minimum of 90 days from receipt and entry into the PSB Wholesale TPO Connect portal. The Broker will be permitted to change the terms of the Addendum at any time after the expiration of the ninety-day period. Any changes made will affect new submissions into PSB Wholesale TPO Connect portal only.

III. Source of Compensation. For every loan submitted into PSB Wholesale TPO Connect portal, the Broker must choose the source of the Broker Compensation prior to loan submission:
   1. Borrower Paid Compensation or;
   2. Lender Paid Compensation

   Borrower paid Compensation. Borrower paid compensation is negotiated by the broker directly with the borrower and may vary on each individual loan transaction except, it may not exceed the amount the broker selects for its lender paid compensation. The amount is set with the borrower at the time of application and may not change. In a Borrower-paid compensation loan, the borrower is the only party that pays the Broker Compensation.

   Lender paid Compensation. For Lender paid compensation, the Broker will be paid according to the Lender paid compensation plan. The broker may select a Lender paid broker compensation plan in the table below up to a maximum of one and three quarters (1.7500%) and a flat fee option of $650, $550 or $450. In a Lender-paid compensation loan, the lender will be the only party that shall pay the Broker Compensation.

IV. Dual Compensation Prohibited. Broker agrees that Broker cannot receive compensation from both the borrower and a party other than the borrower (including the lender) for the same transaction. No dual compensation is permitted.

V. Third Party Costs. In both Lender Paid Broker Compensation loans and Borrower Paid Compensation loans, a borrower may choose a higher interest rate to cover the third-party closing costs only.

VI. Payment of Loan Officers. Lender Paid Compensation is paid to the Broker Owner. The Broker shall be solely responsible for the payment of compensation to its loan officers. Broker agrees that all compensation paid by Broker to Broker's loan officers must conform with all of the requirements of the TILA, Regulation Z and all applicable federal, state and local laws and regulations. Payments to loan officers cannot vary based on prohibited terms and conditions or a proxy for those loan terms and conditions.

VII. Anti-Steering Disclosure. In accordance with Regulation Z, Brokers may not steer borrowers in accepting a loan based solely on the fact that the loan originator/broker will receive greater compensation for such a loan, unless the transaction is in the borrower's interest. For each loan submitted by the Broker to PSB, whether the compensation source is Borrower Paid or Lender Paid, the Broker must include an Anti-Steering Disclosure which describes the options presented to the borrower for each type of loan in which the borrower expressed an interest.

VIII. Retention. Broker hereby certifies that records evidencing Broker's compliance for each individual transaction with Regulation Z Originator Compensation and Anti-Steering rules in compliance with 12 C.F.R. 1026.25(a) will be retained for at least two years. Records evidencing Broker's compliance to Regulation Z Originator Compensation and Anti-Steering rules, including but not limited to originator compensation plans, lender rate sheets and borrower loan option disclosures will be provided to Provident Savings Bank (PSB) within ten (10) business days of request.

Lender Paid Compensation Election:

Election	Lender Paid Compensation Percentage
	1.000% Compensation Percentage
	1.250% Compensation Percentage
	1.500% Compensation Percentage
	1.750% Compensation Percentage

Flat fee option: ____ $ 650 _____$550 ____ $450

If both a percentage and a flat fee selection are made, your compensation will be the sum of the two selections (total plan) on all transaction, without variation.

_____ Maximum Compensation of: _____ $10,000 ____$15,000 ____$20,000

_____ Do not place maximum on my compensation

The compensation total plus any other lender points and/or fees must be less than 3% of the calculated "total loan amount" at the time of submission.

All addendums will become effective when received by PSB and entered into the PSB Wholesale TPO Connect portal.

Agreed:

BROKER:

By:_____

Its:_____

Date:_____, 20_____

LENDER:

Provident Savings Bank, F.S.B.

By:_____

Its:_____

Date:_____, 20____