



Dear Broker,

Provident Bank, SFR Wholesale, is very interested in having you join our team! Enclosed you will find our broker application package for your completion.

REQUIRED ITEMS	
<input type="checkbox"/>	Broker Agreement Initialed and Signed
<input type="checkbox"/>	Submission Procedures
<input type="checkbox"/>	Loan Fraud Policy Initialed and Signed
<input type="checkbox"/>	Amendment to Broker Agreement Signed
<input type="checkbox"/>	Lender-Paid Compensation Plan Addendum
<input type="checkbox"/>	PSB Broker Designation of TPO Manager
<input type="checkbox"/>	PSB TPO Connect List of Loan Officers and Key Personnel
<input type="checkbox"/>	Personnel List
<input type="checkbox"/>	Hiring Procedures
<input type="checkbox"/>	LDP/GSA Certification
<input type="checkbox"/>	License / NMLS Verification / Copy of Broker or Officer License
<input type="checkbox"/>	Copy of current Business License for all branches being approved
<input type="checkbox"/>	Resume of Broker of Record & Principals
<input type="checkbox"/>	Resume of Escrow Officer (If Applicable)
<input type="checkbox"/>	Current Profit & Loss Statement (Signed)
<input type="checkbox"/>	Current Balance Sheet (Signed)
<input type="checkbox"/>	Signed W-9 Form
<input type="checkbox"/>	All Originals or E-Signed Copy

We are looking forward to doing business with you soon. Please feel free to call our **Regional Wholesale Loan Center at (800) 733-3657** if you have any questions.

Please return your completed broker package along with your required exhibits to **(no faxes allowed)**:

Provident Bank – SFR Wholesale
3756 Central Avenue
Riverside, CA 92506
Attn: Broker Approval Dept.
or email to: SFRBrokerAdmin@myprovident.com

Upon review and approval of your package, you will be assigned a Broker ID number and a submission sheet with your new ID number for all future loan submissions.



AUTHORIZATION FOR CREDIT REPORT

In connection with your application for Broker Approval and continued eligibility, the Independent Contractor understands that a non-inquiry credit report will be requested on broker and principals of your company from the following company:

HireCheck, Inc.
805 Executive Center Drive West, Suite 300
St. Petersburg, FL 33702
800-321-4473

If you would like to receive a copy of the report, please check the box next to your signature and we will send a copy to you within three days.

By signing below, you hereby authorize Provident Bank to request HireCheck, Inc to run a non-inquiry credit report:

BROKER/PRINCIPAL PRINTED NAME:

BROKER/PRINCIPAL SIGNATURES:

Broker # _____ (in house use only)

BROKER APPLICATION

Account Executive

COMPANY NAME			
DBA			
NMLS#			
ADDRESS			
CITY/STATE/ZIP			
TELEPHONE		FAX	
E-MAIL			
ADDITIONAL BRANCH LOCATIONS require separate request. Each DBA or company name requires a separate application and agreement.			
Has your company or any member of your staff been disbarred or suspended from doing business with any government agency or lender: <input type="checkbox"/> YES <input type="checkbox"/> NO			
Does your company own an escrow company or conduct its own escrows? <input type="checkbox"/> Yes <input type="checkbox"/> No			
If yes, what % of transactions do you process through this escrow?			
Under what name and location does the Escrow Company operate?			
Address:			
Mark one entity type:			
<input type="checkbox"/> Corporation	<input type="checkbox"/> Limited Liability Corporation	<input type="checkbox"/> Limited Partnership	
<input type="checkbox"/> General Partnership	<input type="checkbox"/> Individual/Sole Proprietorship	EIN# _____	
<input type="checkbox"/> If Partnership or Corporation complete below:		SSN# _____	
Date of Formation: _____		Country/State: _____	
How is your company licensed?			
<input type="checkbox"/> Residential Mortgage Lender (DOC/CRMLA) # / Exp Date: _____ / _____			
<input type="checkbox"/> Dept of Real Estate (Circle one) Corporation or Broker			
(DRE) # / Exp Date: _____ / _____			
BROKER OF RECORD		SOCIAL SECURITY #	
HOME ADDRESS			
CITY/STATE/ZIP			
PRINCIPAL OFFICER		SOCIAL SECURITY #	
HOME ADDRESS			
CITY/STATE/ZIP			
PRINCIPAL OFFICER		SOCIAL SECURITY #	
HOME ADDRESS			
CITY/STATE/ZIP			
VOLUME		CONVENTIONAL	
YTD (Current)	\$	\$	\$
Last Year	\$	\$	\$
Two Years Ago	\$	\$	\$
		FHA / VA	TOTAL S

Please provide the names and contact representative for 4 major lenders you are currently approved to broker loans to that can provide a reference.

PLEASE LIST 4 LENDING REFERENCES WITH WHOM YOU DO BUSINESS

COMPANY NAME	CORPORATE CONTACT	PHONE NUMBER

PERSONNEL PROFILE (must list all staff)

PRINCIPAL/OWNER	MANAGER	LOAN AGENTS	LOAN AGENTS	PROCESSORS

PROVIDENT BANK will run credit non-inquiry reports on the principal officers and the broker of record of your company. If you are approved by PROVIDENT BANK, you will act as an independent contractor, and, in no event, shall be considered an agent or representative of PROVIDENT BANK. The undersigned declares that, to the best of their knowledge, the statements set forth herein are true and correct. PROVIDENT BANK is hereby authorized to obtain verification from any source named herein, and order credit reports and/or independent background investigations on the application. PROVIDENT BANK agrees that any financial information provided herein or any references contacted will be treated as confidential.

Principal Signature _____ Date: _____

2nd Principal Signature _____ Date: _____

3rd Principal Signature _____ Date: _____

Broker of Record Signature: _____ Date: _____

WHOLESALE BROKER AGREEMENT

THIS AGREEMENT is made and entered into this _____ day of _____, 20____ by and between Provident Savings Bank, FSB ("BANK") and _____ ("BROKER").

HEREAS, Broker desires to broker loans to BANK and BANK desires to fund loans:

NOW, THEREFORE, in consideration of the premises and of the mutual covenants made herein, and of other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto agree as follows:

1. ORIGATION AND FUNDING OF LOANS: Subject to the terms and conditions of this Agreement, broker agrees to process loan packages for conventional loans in accordance with this Agreement, the Broker Policies attached hereto as Exhibit A, and with the procedures and policies of BANK as published to Broker from time to time, and BANK agrees in its sole discretion to fund those loans it deems acceptable. Notwithstanding any provision to the contrary, the decision whether any loan shall be made, and if so, in what amount and under what terms, is in the sole decision of BANK and BANK shall have no obligation whatsoever to accept or fund any loan which is not approved in writing by BANK in its sole discretion. "The relationship between Broker and Bank is not exclusive and Broker and Bank shall be free to engage in business with any other persons or entities."

2. SUBMISSION PROCEDURES: The submission procedures set forth the general terms and conditions under which the Broker is to prepare the loan packages for submission to BANK and is attached hereto as Exhibit A.

3. DUTIES OF BROKER:

(A) On each loan application Broker shall: follow the procedures prescribed by BANK as to appraisals; provide the required borrower's credit documentation directly from the original sources, prepare the required borrower's employment documentation; submit the package to BANK for an underwriting and appraisal determination of the entire credit and property package prior to funding.

(B) All loan applications shall be for loans secured by a Deed of Trust.

(C) Broker shall determine whether any requirements imposed as a condition of funding a loan by BANK have been completed, and if Broker finds them completed, Broker shall certify that such matters have been fully performed or completed in accordance with the terms and conditions imposed. By such certification, Broker shall assume all responsibility to remedy any deviation, deficiency or defect, and for any liability, loss or damage to BANK resulting from such deviation, deficiency or defect.

(D) Broker acknowledges that all approval conditions must be met prior to funding.

(E) On each loan for which an interest rate is locked with Bank, Broker shall exercise best and good faith efforts to deliver said loan to Bank. If the loan has been canceled, or does not qualify, the wholesale loan center must be notified.

(F) Broker shall comply with all local, state and federal laws, and regulations applicable to the organization and conduct of business by Broker and as applicable to each loan and loan application arranged, processed or brokered by Broker including without limitation, all licensing laws and regulations, and all consumer and disclosure laws and regulations including, without limitation, ECOA, Fair Housing Act, the Truth in Lending Act and Regulation Z, the Real Estate Settlement Procedures Act and Regulation X, the National Affordable Housing Act, the Home Mortgage Disclosure Act, the Flood Disaster Protection Act, all as amended from time to time. Broker shall further comply with all procedures, directives and regulations of institutional investors and government administrative agencies including, without limitation, FNMA, FHLMC HUD and VA.

(G) Broker shall be financially responsible for any errors or omissions by Broker (including its employees) on loans submitted by Broker, which cause BANK to suffer any liability, damage or financial loss.

(H) Broker possesses all necessary licenses, permits, and authority to engage in the activities contemplated by this Agreement, and Broker is in full compliance in all respects, and in good standing, with all regulatory and supervisory agencies having jurisdiction over Broker.

(I) Except as otherwise disclosed to BANK in writing before the funding of any Loan, Broker shall have no direct or indirect ownership interest in any property acting as security for the Loan, or affiliation or relationship with any other party having a financial interest in the Loan or the Loan transaction.

4. SPECIFIC REPRESENTATIONS AS TO LOAN PACKAGES:

(A) Broker makes the following representations and warranties to BANK with respect to each loan package, each of which shall be deemed to have been made as of the Agreement date and/or the funding date.

(1) None of the statements or "information" contained in any document submitted with or included as part of the application package, or in any document reviewed in connection with Bank's underwriting decision, contains or will contain any misleading, false or erroneous statements, or omit material facts necessary to make such statements or information accurate and understandable in every respect. For purpose hereof, "information" shall mean any and all information obtained from the borrower or any reference source that would, according to standard practices and procedures in the mortgage lending industry, be within the control or knowledge of the broker.

(2) Each loan package conforms in all respects to the requirements as set forth in the Submission Procedures.

(3) Each proposed loan has been prepared in conformance with all applicable laws and regulations and shall be free from any fraud or misrepresentation with regard thereto.

(4) In the event any funded loan(s) does not meet, or is potentially not prepared in conformance with any of the aforementioned requirements, Broker agrees that BANK shall have the right to withhold any commissions due, until such time as the matter is resolved and the entire package is in conformance with the aforementioned requirements.

(5) Except as previously disclosed by Broker to BANK in writing, there is not pending or threatened any suit, action, arbitration, or legal, administrative, or other proceeding or governmental investigation (including an allegation of fraud by another lender) against Broker or its current or former owners, agents, or employees which could have a materially adverse effect on the Broker's business, assets, financial condition, or reputation, or upon any Loan submitted for funding, or previously funded, by BANK.

(6) No borrower shall have had in its direct or indirect possession or control any credit, income, or deposit verification document submitted to BANK with respect to any Loan.

(B) The Broker shall indemnify and hold BANK harmless from and against any loss, cost, damage, claim or expense, including reasonable attorney's fees and costs, which BANK may sustain and which arises out of or is in any way related to, a breach by the Broker of the representations and warranties, set forth in this Agreement. In the event that BANK discovers any misrepresented "information" as defined in 4(A)(1), after the date of funding the loan, BANK can, in its sole discretion, require Broker to repurchase the loan in its entirety, plus reimburse BANK for any costs and expenses incurred.

(C) The foregoing representations, warranties and indemnity obligations of Broker shall survive any termination of this agreement and shall be binding upon Broker notwithstanding any independent review, investigation or underwriting undertaken by Bank or any other person of any loan application or other matter submitted by Broker to Bank.

5. DOCUMENTATION: In the event a loan package is incomplete, Broker shall supply missing required documentation within 3 business days. A loan package missing documentation shall not be funded until such time as all required documentation has been received.

6. COMPENSATION: Broker shall be compensated for its services hereunder as specified in the schedule incorporated by reference attached hereto as Exhibit B.

7. AGREEMENT OF CONFIDENTIALITY:

(A) "Confidential Information" - Confidential Information of Broker and Bank (hereafter each the "party") shall mean and include information about hardware, software, screens, specifications, designs, plans, drawing, data, prototypes, discoveries, research, developments, methods, processes, procedures, improvements, "Know-how", compilations, market research, marketing techniques and plans, business plans and strategies, customer names, and all other information related to customers, price lists, pricing policies and financial information or other business and/or technical information and materials, in oral, demonstrative, written, graphic or machine-readable form, which is unpublished, not available to the general public or trade, and which is maintained as confidential and proprietary information by the disclosing party for regulatory, customer relations, and/or competitive reasons. Confidential information shall also include such confidential and proprietary information or material belonging to a disclosing party of or to which the other party may obtain knowledge or access through or as a result of the performance of its obligations under this Broker Agreement. Confidential Information also includes any information described above which the disclosing party has obtained in confidence from another party who treats it as proprietary or designates it as Confidential Information, whether or not owned or developed by the disclosing party.

(B) Protection of Confidential Information

- (i) Each party agrees not to use Confidential Information of the other party for any purpose other than the fulfillment of such party's obligations to the other party under this Broker Agreement. All Confidential Information relating to a party shall be held in confidence by the other party to the same extent and in at least the same manner as such party protects its own confidential or proprietary information. Neither party shall disclose, publish, release, transfer or otherwise make available Confidential Information of the other party in any form to, or for the use or benefit of, any person or entity without the other party's consent. Each party shall, however, be permitted to disclose relevant aspects of the other party's Confidential Information to its officers, agents, subcontractors, and employees to the extent that such disclosure is reasonably necessary for the performance of its duties and obligations under this Broker Agreement and such disclosure is not prohibited by Gramm-Leach-Bliley Act of 1999 (Public Law 106-102, 113 Stat. 1138), as it may be amended from time to time (the "GLB Act"), the regulations promulgated thereunder or other applicable law; provided, however, that such party shall take all reasonable measures to ensure that Confidential Information of the other party is not disclosed or duplicated in contravention of the provisions of this Broker Agreement by such officers, agents, subcontractors, and employees. Each party further agrees promptly to advise the other party in writing of any misappropriation, or unauthorized disclosure or use by any person of Confidential Information which may come to its attention and to take all steps reasonably requested by the other party to limit, stop or otherwise remedy such misappropriation, or unauthorized disclosure or use. If the GLB Act, the regulations promulgated thereunder or other applicable law now or hereafter in effect imposes a higher standard of confidentiality to the Confidential Information, such standard shall prevail over the provisions of this Broker Agreement.
- (ii) Each party shall warrant that appropriate measures designed to protect against unauthorized access to or use of Confidential Information, including customer or consumer information, have been implemented and are adequately maintained. Each party shall warrant that Confidential Information, including customer or consumer information is properly disposed of in a timely manner consistent with the appropriate disposal technique specific to the type of record (i.e. paper records, computer-based records, etc.).
- (iii) Each party shall, at a minimum, protect the Confidential Information of the other party in the same manner as it protects its own Confidential Information.

(C) Exceptions

- (i) Notwithstanding anything to the contrary contained herein, neither party shall have any obligation with respect to any Confidential Information of the other party, or any portion thereof, which the receiving party can establish by competent proof (including, but not limited to, ideas, concepts, "Known-how" techniques and methodologies): (i) is or becomes generally known to companies engaged in the same or similar business as the parties hereto on a non-confidential basis, through no wrongful act of the receiving party; (ii) is lawfully obtained by the receiving party from a third party which has no obligation to maintain the information as confidential and which provides it to the receiving party without any obligation to maintain the information as proprietary or confidential; (iii) was known prior to its disclosure to the receiving party without any obligation to keep it confidential as evidenced by tangible records kept by the receiving party in the ordinary course of its business; (iv) is independently developed by the receiving party without reference to the disclosing party's Confidential Information; or (v) is the subject of a written agreement whereby the disclosing party consents to use or disclosure of such Confidential Information.
- (ii) If a receiving party or any of its representatives shall be under a legal obligation in any administrative or judicial circumstance to disclose any Confidential Information, the receiving party shall give the disclosing party prompt notice thereof so that the disclosing party may seek a protective order and/or waive the duty of nondisclosure; provided that in the absence of such order or waiver, if the receiving party or any such representative shall, in the opinion of its counsel, stand liable for contempt or suffer other censure or penalty for failure to disclose, disclosure pursuant to the order of such tribunal may be made by the receiving party of its representative without liability hereunder.

- (D) Return of Materials:** For as long as a party continues to possess or control the Confidential Information furnished by the other party, and for so long as the Confidential Information remains unpublished, confidential and legally protectable as the intellectual property of the disclosing party, except as otherwise specified herein, the receiving party shall make no use of such Confidential Information whatsoever, notwithstanding the expiration of this Broker Agreement. The parties acknowledge their understanding that the expiration of this Broker Agreement shall not be deemed to give either party a right or license to use or disclose the Confidential Information of the other party. Any materials or documents, including copies thereof, which contain Confidential Information of a party, shall be promptly returned to such party upon the request of such party. Upon termination or expiration of the Broker Agreement, all materials or documents, including copies thereof, which contain Confidential Information of a party shall be promptly returned to such party or destroyed.

- (E) Injunctive Relief:** It is agreed that the unauthorized disclosure or use of any Confidential Information may cause immediate or irreparable injury to the party providing the Confidential Information, and that such party may not be adequately compensated for such injury in monetary damages. Each party therefore acknowledges and agrees that, in such event, the other party shall be entitled to seek any temporary or permanent injunctive relief necessary to prevent such unauthorized disclosure or use, or threat or disclosure or use, and consents to the jurisdiction of any federal or state court of competent jurisdiction in the State of California, for purposes of any suit hereunder and to service of process therein by certified or registered mail, return receipt requested.

8. NO ASSIGNMENT: In entering into this agreement, Bank is relying upon the personal integrity and qualifications of Broker and accordingly this agreement may not be assigned by Broker.

9. TERMINATION: BANK shall have the right to terminate the rights of Broker under this Agreement by written notice to Broker upon the happening of any of the following events:

- (A) Insolvency or bankruptcy on the part of the Broker;
- (B) The placement of Broker on probation or restriction of its activities by an agency of the State or Federal Government or by FNMA/FHLMC or HUD/VA;
- (C) Broker has failed to observe or comply with any of the material terms or provisions of this Agreement;
- (D) Broker assigns or attempts to assign its rights or obligations under this Agreement; and
- (E) Written notice with or without cause effective upon receipt thereof.

Any termination of the rights of Broker under this agreement shall not relieve Broker of its obligations under this agreement and Broker shall continue to remain liable to Bank for all acts and omissions of Broker and for all loans and loan applications submitted by Broker to Bank.

10. NOTICE: Any notice required or permitted hereunder shall be in writing and shall be sent to Broker at its address shown under its signature or to PROVIDENT BANK at 3756 Central Avenue, Riverside, California 92506 by first class mail.

11. PRIOR ARRANGEMENTS: This Agreement supersedes any prior agreements and understandings between BANK and Broker governing the subject matter hereof; provided, however, that Broker shall not be released from any responsibility or liability that may have arisen under such agreements and understandings.

12. GOVERNING LAW: This Agreement is made in the State of California and shall be governed by the laws of such state.

13. SEVERABILITY: If one or more of the covenants, agreements, provisions or terms of this Agreement shall be for any reason whatsoever held to be invalid or unenforceable, then such covenants, agreements, provisions or terms shall be deemed severable from the remaining covenants, agreements, provisions and terms of this Agreement and shall in no way affect the validity or enforceability of the other covenants, agreements, provisions or terms of this Agreement.

14. SUCCESSORS: This Agreement shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors and assigns, including without limitation, with respect to each loan, any successor owner thereof in whose favor BANK shall execute an Assignment and Acknowledgment with respect to its rights under this Agreement in respect of such loan, provided however, that Broker may not assign any of its rights or obligations hereunder.

15. INDEPENDENT CONTRACTOR: Broker is acting as an independent contractor in the performance of this Agreement and at no time shall Broker represent that it has the authority to bind BANK contractually or that it is acting for or on behalf of BANK or any party other than itself. Nothing in this Agreement shall be construed as making the Broker a joint venture, partner, representative, employee or agent of BANK.

16. **COUNSEL FEES:** BANK and the Broker shall each be responsible for the fees and disbursements of their respective counsel, provided, however, that if it shall become necessary for either party to enforce this Agreement against the other, then the prevailing party shall be reimbursed by the non-prevailing party for its reasonable attorney's fees and any costs paid or incurred in connection therewith.

17. **EARLY REFINANCE:** If any payoff and/or liquidation occurs on a loan within 120 days of the initial funding, the Broker will be required to repay to BANK the original Service Release Premium or Rebate paid in connection with said loan.

18. **RIGHT OF OFFSET:** Amounts owed by broker to BANK under this Agreement may, at BANK'S option and in its sole discretion, be offset by BANK against any payments then or thereafter owed by BANK to Broker.

19. **INDEMNIFICATION:** As additional consideration for BANK entering into this Agreement, Broker agrees to indemnify, defend and hold BANL harmless from any liability or loss whatsoever arising out of any negligent or improper act or omission of Broker, or any employee of Broker, in the performance of this Agreement, or arising out of any breach by Broker, or any employee of Broker, of this Agreement. Broker further agrees to indemnify, defend and hold BANK harmless from any liability, loss or damage whatsoever arising out of any violation by Broker, or any employee of Broker, of any Federal, State, or local laws or regulations, including, without limitation, the Federal and State disclosure laws, and the rules and regulations of FNMA/FHLMC and HUD/VA if government loan.

20. **TRANSMISSION AUTHORIZATION:** Broker consents and agrees to receive promotional, advertising, rates and solicitation materials from Lender, via telephone, facsimile, email or any other transmission and agrees to indemnify and hold harmless Lender from any claims and liabilities arising from Broker's failure to meet any federal and/or state regulations and rules, including without limitation, pronounced, pursuant to, or promulgated by the FCC Rules and Regulations implementing the Telephone Consumer Protection Act (TCPA) of 1991.

21. **STATUS OF PARTIES:** Broker and BANK each represent, warrant and agree that as of the date of this Agreement: (i) each party is duly organized, validly existing and in good legal standing under the laws of its jurisdiction of organization, and has the requisite power and authority to enter into this Agreement and agreements to which both are parties as contemplated by this Agreement; (ii) this Agreement has been duly authorized, executed and delivered to both parties and constitutes a valid and legally binding agreement of each party, enforceable in accordance with its terms; and (iii) there is no action, proceeding or investigation pending or threatened nor any basis therefore known to either party that questions the validity or prospective validity of this Agreement insofar as the Agreement relates to either party, or any essential element upon which this Agreement depends, or any action to be taken by either party pursuant to this Agreement.

22. **TIME of ESSENCE:** Time if of the essence of this agreement and of each provision of this agreement.

23. **APPLICABLE LAW and VENUE:** This agreement shall be governed by and construed in accordance with the laws of the State of California, except to the extent preempted by Federal law. Any action or proceeding brought under this agreement shall, at the election of Bank, be litigated exclusively in the State of California, County of Riverside.

24. **HEADINGS:** The headings in this agreement are inserted as a matter of convenience and for ease of reference only and shall not be used in the construction of this agreement or any of its provisions.

Broker shall not hold itself out as such, nor shall it use BANK'S name in any advertising. Broker is an independent contractor. Broker shall have no power or authority to undertake any other act or transaction on behalf of BANK.

IN WITNESS WHEREOF, the parties hereto respectively have executed this Agreement as of the date first above written.

BROKER OF RECORD/PRINCIPAL NAME: _____

BROKER OF RECORD/PRINCIPAL SIGNATURE: _____ Date _____

Address (principal place of business address) _____

City, State, Zip Code _____

PRINCIPAL NAME: _____

PRINCIPAL SIGNATURE: _____ Date _____

Address (principal place of business address) _____

City, State, Zip Code _____

PRINCIPAL NAME: _____

PRINCIPAL SIGNATURE: _____ Date _____

Address (principal place of business address) _____

City, State, Zip Code _____

PRINCIPAL NAME: _____

PRINCIPAL SIGNATURE: _____ Date _____

Address (principal place of business address) _____

City, State, Zip Code _____

PROVIDENT BANK:

Signed: _____ Date _____

Title: _____

Broker: _____

Broker # _____

Submission Procedures - For Attachment to Wholesale Broker Agreement
Effective on all loan submissions received on or after April 1, 2011

This attachment to the Wholesale Broker Agreement is entered into this _____ day of _____, 20__ by and between Provident Bank and _____ (“Broker”). Due to regulatory changes the bank has found it necessary to modify previous versions of Exhibits A, B and C.

This attachment will effect all loan applications from Broker received by Provident Bank (“Bank”) on or after April 1, 2011. This attachment will amend, and replace, all previous versions of the attachment exhibits, A, B and C. This new attachment contains:

Exhibit “A”	Broker Policies
Exhibit “B”	Compensation
Exhibit “C”	Mortgage Broker Affiliates / Broker-Owned Escrow
Exhibit “D”	Regulation Z Steering Provisions

Previous versions of Exhibits A, B and C will remain in effect on all loan submissions from Broker received by Bank prior to April 1, 2011.

EXHIBIT “A”
BROKER POLICIES

- All loan submissions packages must contain the handwritten application and copies of all required initial regulatory disclosures. Under RESPA, the Broker is required to provide the applicant the Loan Estimate and CFPB settlement cost booklet. For ARM loan applications, PSB program disclosures are available at www.provw wholesale.com
- All Compensation payments may be subject to minimum and/or maximum amounts as determined by the Bank and as agreed upon by the parties in writing.
- Borrower-Paid Compensation dollar amount or percentage paid to the broker owner cannot be more than the Broker’s designation under the Lender-Paid Compensation plan.
- All Compensation payments may be subject to minimum and/or maximum amounts as determined by the Bank.
- All loans are subject to High Cost Compliance Testing; include Section 32, California High Cost, Fannie Mae 5% test and the Bank’s High Cost Limitations.
- Brokers are required to act in accordance to appraiser independence safeguards as addressed in Section 1026.42 of Regulation Z and the Interagency Appraisal and Evaluation Guidelines.
- Submission forms must be completed on current versions of Bank approved forms. Please include your phone and FAX numbers.
- Submission packages for conventional loans must include a Form 1008 – Transmittal Summary. Government Loans must be in a HUD/VA binder in proper HUD/VA stacking order.
- Underwriting Ratios are in accordance with Fannie Mae, Freddie Mac, HUD, VA, the Bank’s Underwriting Guidelines and Regulatory Agency limitations as applicable. Supporting documentation on compensating factors is required for higher ratios.
- Tax Returns may be requested on any loan, subject to the Bank’s discretion. The Bank may also require verification from the IRS.
- Payroll stubs are required on all submissions, unless self-employed or an exception to this requirement is granted by an automated underwriting system.
- Loan purpose letters are required on all refinance transactions and must be signed by the applicant.
- Broker to manage and maintain a Quality Control Program in accordance with agency guidelines. PSB requires a copy of QC procedures in order to determine if the Broker and its originations comply with PSB standards for quality. Broker may be asked to supply evidence of the QA plan and results of recent audits.
- Loans cannot be locked, have documents drawn or funded by an unapproved broker.
- Broker specifically agrees (1) to comply with all applicable laws, including safety and soundness regulatory standards applicable to banking institutions and laws prohibiting lending discrimination and unfair or deceptive practices, and (2) to make best efforts to ensure that the loans offered to borrowers are consistent with their needs, objectives and financial situation.
- Broker approval status is subject to the Bank’s policies, guidelines and all applicable laws.
- If a loan rate becomes locked prior to file submission, the Broker must deliver the file within required time frame. Bank reserves the right to reject loan file submissions that exceed prescribed limitations.

EXHIBIT “B”
COMPENSATION

The Federal Reserve Board issued a final rule amending Regulation Z –The Truth in Lending Act to prohibit certain loan originator compensation practices. The rule affects all applications received by the Bank on, or after, April 1, 2011.

- The rule specifically prohibits:
- A loan originator (broker) from receiving compensation from both the consumer and any other person (including the lender) on a given transaction.
 - Receiving compensation based upon the interest rate or loan terms other than the loan amount.
 - Raising the interest rate in order to increase compensation.

All applications received from the broker on or after April 1, 2011 will be in strict compliance with all loan originator compensation practices as dictated by the final rule. In compliance with the final rule changes, loan originator compensation will be paid by one of two distinct sources: Borrower Paid Compensation OR Lender (Provident Bank) Paid Compensation. The source of the compensation source is at the borrower’s discretion and is required to be designated prior to locking the loan or loan submission acceptance. Regardless of the source of compensation all loan submissions and loan closings are subject to limitations and provisions as defined in the final rule.

Borrower Paid Compensation: Borrower paid compensation is determined by an agreement between the Broker and the Borrower. Bank will accept loan submissions with Borrower paid compensation up to the amount or percentage of the lender-paid compensation plan. The borrower may elect to pay the Broker/Loan Officer by check or through proceeds of the loan. Under the Borrower-paid compensation option, Broker can reduce its compensation to pay some or all of the third party fees or other Borrower loan expenses, offset disclosure tolerance violations or offer pricing concession. The Brokers compensation to the loan originator must be in the form of a salary or an hourly wage.

Lender (Provident Bank) Paid Compensation: In compliance with the rule, lender paid compensation must be pre-determined and fixed. Compensation plan provided by the Bank and selected by the Broker will be in effect on all loans, regardless of type or amount. Lender-Paid Compensation will be paid in accordance with the Lender-Paid Compensation Addendum, attached hereto and made a part hereof, in effect at the time of the loan submission. If no Lender-Paid Compensation Plan Addendum is in effect, the Lender-Paid Compensation Plan will default to 1.50% for all submissions received during that period.

EXHIBIT “C”
MORTGAGE BROKER AFFILIATES / BROKER-OWNED ESCROW COMPANIES

The Bank must compensate mortgage broker affiliates uniformly. If the Broker owns two subsidiary mortgage brokerages, the affiliates must be viewed as one. In these instances, both Broker Companies must receive the same Lender-Paid Compensation plan. The Broker is required to inform the Bank of any affiliated companies or subsidiary mortgage brokerages.

The Bank does not allow affiliated or subsidiary companies, such as broker-owned escrow companies, to provide settlement services for any transaction closed under the Wholesale Broker Agreement.

EXHIBIT “D”
REGULATION Z ANTI-STEERING PROVISIONS

The final rule amending Regulation Z also prohibits loan originators (broker) from directing or “steering” a consumer to accept a mortgage loan that is not in the consumer’s best interest in order to increase the originator’s compensation.

The final rule also provides a safe harbor to satisfy compliance with the anti-steering rule.

To be within the safe harbor, the loan originator (broker) must obtain loan options from a significant number of creditors with which the originator regularly does business. The loan originator (broker) can present fewer than three loans and satisfy the safe harbor, if the loan(s) presented to the consumer otherwise meet the criteria in the rule.

Documentation in support of Broker’s compliance to Regulation Z Anti-Steering provision may be required by Bank at loan submission in the form of an Anti-Steering Disclosure or at any time prior to or after loan closing.

Agreed:

BROKER:

By:_____

Its:_____

Date:_____, 20_____

LOAN FRAUD PREVENTION POLICY

It is the policy of PROVIDENT BANK ("BANK") to support the eradication of loan fraud within the residential lending marketplace. Loan Brokers should be advised that a licensed Broker bears the 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 forms, some of the most common examples are shown below:

- ☐ Submission of inaccurate information, including false statements on loan applications 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 predominantly accurate information.
- ☐ Inaccurate misrepresentations of current occupancy or intent to maintain required occupancy as agreed in the security instrument.
- ☐ Lack of due diligence or concern of 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.
- ☐ Failure of Broker to disclose any relevant or pertinent information.
- ☐ 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.

CONSEQUENCES OF LOAN FRAUD

The consequences of residential loan fraud are far-reaching and expensive. BANK 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, BANK 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 to 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. Revocation of the Broker's license.
3. Inability to access Lenders caused by the exchange of legally permissible information between Lenders, Mortgage Insurance Companies, FHLMC, FNMA, HUD/VA and other Investors, Police Agencies and State and Federal Regulatory Agencies.
4. Civil action by BANK.
5. Civil action by applicant (Borrower) and/or other parties to the transaction.
6. Loss of approved Broker status with BANK.
7. Loss of any compensation owed on other transactions by BANK to Broker.

To the Borrower:

1. Acceleration of debt as mandated in the Security Instrument, Deed of Trust or Mortgage.
2. Criminal prosecution which may result in possible fines and imprisonment.
3. Civil action by BANK.
4. Civil action by other parties to the transaction such as Seller or Real Estate Agent/Broker.
5. Termination of employment.
6. Forfeiture of any professional license.
7. Adverse, long term effect on credit history.

I have read the foregoing. I understand and accept BANK'S policy on Loan Fraud.

Signature of Broker of Record / Principal

Signed _____

Print _____

Signature of Principal Officers

Signed _____

Print _____

Signed _____

Print _____

Signed _____

Print _____



Amendment to Wholesale Broker Agreement

This Amendment amends and supplements the Wholesale Broker Agreement (Agreement) between the undersigned parties. To the extent, if any, that this Amendment is inconsistent with the Agreement, this Amendment shall govern. All capitalized terms used in this Amendment shall have the same meanings as given to them in the Agreement unless expressly defined in this Amendment.

The following provisions are added to the Agreement:

1. Access to Bank's portal. Broker may be provided access to Bank's Third-Party Originator portal for the purpose of submitting mortgage loan applications and other mortgage loan documents. In this regard:
 - a. Broker assumes all responsibility and risk with respect to its use of the portal.
 - b. Broker is responsible for providing and maintaining appropriate access levels to Broker's users that are given access to the portal and is responsible for terminating access to a user who is no longer employed or associated with Broker. Without limiting the foregoing, Broker is responsible for assigning a designated Third-Party Originator ("TPO") Manager for the portal and will immediately remove the TPO Manager's access if this person is no longer employed or associated with Broker and provide a replacement TPO Manager.
 - c. Bank may terminate any user's access privileges at any time in its sole discretion.
 - d. Broker may request, and Bank may provide, technical assistance to set up users for Broker on the portal but Broker shall still have sole responsibility for any such user.
2. NMLS registration. Broker and all of Broker's agents and representatives who act as a "mortgage loan originator," as defined under the SAFE Act or other applicable law, must have and maintain current and valid registrations with the National Mortgage Loan System and Registry ("NMLS") at all times. Such persons must also maintain all other qualifications and licenses (for example, state real estate broker or mortgage lender licenses) necessary to act as a mortgage loan originator and to undertake the activities contemplated by this Agreement. Broker must notify Bank immediately if any such qualification or license of Broker or any user lapses, is suspended or revoked and, without limiting the foregoing, shall immediately terminate such person's access to the portal.

Agreed:

BROKER:

Name of organization: _____

By: _____ Title: _____

Date: _____, 20____

BANK:

Provident Bank

By: _____

Its: _____

Date: _____, 20____

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.



**PSB Wholesale TPO Connect portal
Broker Designation of TPO Manager**

Broker Company Name:			
Broker Number:		AE:	
Broker of Record / Principal Name:			

Please identify the PSB TPO Manager for your Company. The Manager is the primary contact for the company/branch and is often the broker/owner. Managers may create and manage user accounts on the PSB TPO Connect portal and update the company or branch account information in Encompass. The Manager will also have access to all loan files originated under their branch and can set up a user as an Administrator. The Manager has the highest level of access to the portal for only loans associated with the Broker Company.

The Manager will be responsible for managing web user authorization to set up and authorize additional employees for various access levels for the PSB TPO Connect portal.

Manager:	
Title:	
Email Address:	
Telephone:	
NMLS #:	
BRE #:	

The Broker Company and/or Broker/Principal is fully responsible for the actions and assignments performed by Manager in the PSB TPO Connect portal.

Broker / Principal Signature

Date



PSB TPO Connect List of Loan Officers and Key Personnel

Please list all loan originators and processors that will be submitting loans to Provident Bank. Please also indicate any additional key personnel that may receive rate sheets, announcements, or TPO connect logins. Complete all information requested below and if needed, this form may be duplicated. An internal listing may be provided as a substitute provided all information requested below is present.

Note: The primary contact and Broker of Record must receive rate sheets, announcements and must have TPO Connect Access. Please designate a TPO Broker Manager on the 1st line of the form so they can have access to view all loans in process.

Broker ID #	Broker Company Name	Name	Title	NMLS #	Email Address	Check all that apply
						<input type="checkbox"/> TPO Connect Access <input type="checkbox"/> Rate Sheet / Announcements <input type="checkbox"/> TPO Broker Manager
						<input type="checkbox"/> TPO Connect Access <input type="checkbox"/> Rate Sheet / Announcements
						<input type="checkbox"/> TPO Connect Access <input type="checkbox"/> Rate Sheet / Announcements
						<input type="checkbox"/> TPO Connect Access <input type="checkbox"/> Rate Sheet / Announcements
						<input type="checkbox"/> TPO Connect Access <input type="checkbox"/> Rate Sheet / Announcements
						<input type="checkbox"/> TPO Connect Access <input type="checkbox"/> Rate Sheet / Announcements



Certification

I, _____ certify that our company _____ has the following procedure in place for all new and existing employees.

HIRING PROCEDURE – for checking all employees involved in the origination of mortgage loans against the U.S. General Services Administration (GSA) Excluded Party List and the HUD Limited Denial of Participation List (LDP List).

The names of new employees will be checked against the GSA and LDP lists at or before their first date of employment. Existing employees will be checked against the GSA and LDP lists semi-annually.

Any individual listed on the GSA and/or LDP list will not be eligible for employment.

Broker of Record / Principal

Dated