

Subject: RE: Compliant Loan Servicing. Southridge Capital Management, Bryan LaGree
From: (ci.com)
To: blagree@swbell.net;
Date: Thursday, July 9, 2015 8:08 PM

Hello Bryan,

Welcome to FCI!

We will need the following information from you in order to board your loan(s) and begin servicing:

1. Lender Setup Package

- a. Complete Sections 1 and 2 for New Investor information and Program Choice
- b. Complete Section 3 for Borrower, Property and Loan Data information
- c. Complete the following:
 - a. Loan Checklist
 - b. Foreclosure Prevention Alternative Form
 - c. Optional Insurance Services Form

yes — 2. Do you wish to have FCI send the Truth in Lending Act (TILA) letter on your behalf? If yes, the fee is \$45 and we will need the transmittal form completed and returned. This letter must be mailed to the borrower within 30 days from the date of the loan purchase.

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3. Copy of Goodbye Letter from previous servicer. Please email a copy to my attention for approval before it is mailed to the borrower (or instruct the current servicer of record to do so).

4. Have the current servicer of your loan(s) contact me via email at kjensen@trustfci.com to initiate the transfer(s). In order to get preliminary and final data, loan docs, and pay histories we will need contact with the prior servicer.

5. Please provide the organization documents of the LLC or Corporation specifying the authorized principal(s).

6. Signed servicing agreement. *This will be sent to you for signature via DocuSign once we receive your completed Lender Setup Package.*



LOAN SERVICING SETUP FORM

(Complete one Form per Investor)

Date: _____

Select Program: ☐ STANDARD ☐ SPECIALTY Full Collection ☐ SPECIALTY No Collection ☐ SPECIALTY Basic Performing

Include, or arrange for, the LOAN SETUP FEE (per Loan) listed under the Website Program Tabs.

OUR CLIENT & AUTHORIZED CONTACTS

Contact Company: _____ Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____
Work Phone: _____ Home Phone: _____ Mobile Phone: _____ Fax: _____
E-mail: _____ Other Contacts: _____

Only if you are receiving disbursements other than as INVESTOR/LENDER (such as a Spread on a Note Rate/Sold Rate or a Broker Servicing fee) then Electronically Deposit those Funds (by ACH daily) into the following account:

Name of Primary Bank: _____
Type of Account: ☐ Checking ☐ Savings Social Security/Tax ID Number: _____
Routing Number: _____ Account Number: _____

INVESTOR/LENDER INFORMATION

Name(s): _____
Mailing Address: _____ City: _____ State: _____ Zip: _____
Social Security /Tax ID #: _____ for first listed name. Email: _____
Work Phone: _____ Home Phone: _____ Mobile Phone: _____ Fax: _____
Do you have loans current or past, with FCI? ☐ Yes ☐ No Investor's exact dollar ownership of this loan: _____

☐ Upon Receipt of Funds from Payor, Electronically Deposit Funds (by ACH daily) into the following account:

Name of Primary Bank: _____ Type of Account: ☐ Checking ☐ Savings
Routing Number: _____ Account Number: _____

OR ONLY WITH SPECIAL APPROVAL

☐ Upon Receipt of Funds from Payor, Trust Checks mailed weekly upon clearing to the above address (additional \$2 charge).

PAYOR/BORROWER INFORMATION

Primary Borrower _____ SS /Tax I.D. #: _____
Home Phone: _____ Work Phone: _____ E-mail: _____
Mailing Address: _____ City: _____ State: _____ Zip: _____
Co-Borrower _____ SS /Tax I.D. #: _____
Property Address: _____ City: _____ State: _____ Zip: _____
Property Type: ☐ Residential ☐ Commercial ☐ Other: _____ Owner Occupied: ☐ Yes ☐ No

INFORMATION ON OBLIGATION (the Loan)**Check all that apply:**

☐ 1st TD /Mtg ☐ 2nd TD /Mtg ☐ HELOC ☐ Variable ☐ Fixed ☐ Interest Only ☐ MERS ☐ Neg. Am. ☐ HAMP
☐ In Bankruptcy ☐ In Foreclosure ☐ On Forbearance Plan ☐ Modified ☐ Pre Pay Penalty ☐ Other: _____

Only if in Bankruptcy: Counsel Name: _____ Phone: _____ Email: _____

Only if in Foreclosure: Counsel/Trustee Name: _____ Phone: _____ Email: _____

Only if an existing Loan: Previous Servicer's Loan Number: _____

Funding Date: _____ Next Payment Due Date: _____ HELOC First Draw Date: _____

Original Loan Amount:\$ _____ Current Principal Balance:\$ _____ Late Charge is _____ after _____ days.

Amount of Payment:\$ _____ consisting of Prin:\$ _____ Int:\$ _____ Tax:\$ _____ Ins:\$ _____

Payments: ☐ Monthly ☐ Quarterly ☐ Other: _____

Adjustable Interest Change Date: _____ Adjustable Payment Change Date: _____

Note Maturity Date: _____ Amortization Period (if different than Maturity Date): _____

Loan Is: Residential Property ☐ Yes ☐ No Borrower's Primary Residence ☐ Yes ☐ No Business Purpose Loan ☐ Yes ☐ No

Pre Pay Penalty Expiration Date (if any): _____ Pre Pay Penalty Terms: _____

Loan Modification Expiration Date (if any): _____

Only if Neg. Am: Minimum Paymt: _____ Interest Only Paymt: _____ Fully Amortized Paymt: _____

Note Interest Rate: _____ % SOLD Interest Rate (to Investor/Lender): _____ % OR Broker SERVICING FEE: _____ %

If Broker takes a % Spread or Servicing Fee, then the FCI Servicing Fee is deducted from: ☐ Broker ☐ Investor

Escrow/Impounds for Taxes and/or Insurance included in Borrower payment: ☐ Yes ☐ No

Only if "YES" then be sure to include information listed on the Loan Servicing Checklist (Transmittal Form #1)

Late Fee Disbursement: FCI: 50 % Broker: _____ % Lender: _____ % Other: _____

Prepayment Penalty: _____ Broker: _____ % Lender: _____ % Other: _____

NOTE: There is a \$150 per hour Data Research Fee for missing documents or information if FCI agrees to research missing documents or information. Fees earned by FCI may be deducted from Client or Lender's proceeds, charged to a Client Credit Card kept on file by FCI, deducted from an established expense Reserve Account, or may be billed separately, as determined by FCI.

All persons or entities to whom the above described obligation is owed ("Client") must sign this form and hereby authorize and instruct FCI to service the Notes and Deeds of Trust, Mortgages or Instruments described above, and to collect and disburse proceeds received in accordance with the programs and fee structures outlined on FCI's web page located at www.trustfci.com.

Client shall indemnify, defend and hold Servicer and its officers, directors, parent companies, affiliates, subsidiaries, successors and assigns harmless from any and all claims, demands, causes of action, losses, damage, fines, penalties, liabilities, costs and expenses, including reasonable attorney's fees and court costs, sustained or incurred by Servicer by reason of or arising directly from third party claims or actions that were caused by or resulted from (A) any actions or omissions in respect of any loan or property of any prior servicer, sub-servicer, owner or originator of a loan or property, and/or (B) taking any action, or refraining from taking any action, with respect to any loan or property, that result from the malfeasance, willful misconduct or gross negligence of Client, Client's sub servicers, contractors, or agents, or from the failure of the Client to provide Servicer the originals of any loan documents in order to allow Servicer sufficient time to timely process satisfactions, payoffs and releases, and/or (C) any and all liability related to the information provided by Client and contained herein, or provided separately by Client, and the accuracy of such information.

Investor/Lender Authorized Signatory Signature

Investor/Lender Authorized Signatory Signature

Investor/Lender Authorized Signatory Print Name

Investor/Lender Authorized Signatory Print Name

Broker or Entity Company Name

Broker or Entity Signature

Broker or Entity Print Name