



LOS GATOS LENDING GROUP

COMMERCIAL LOAN & FEE AGREEMENT

Borrower Name:

Contact: Jhoanna R. Jones

Address:

(415)-902-0619

Tel:

Transaction Description: Date: Monday, May 30, 16

THIS AGREEMENT entered into between (“Client”) and **Jhoanna R. Jones at Los Gatos Lending Group**. (“Broker”) with offices located at Los Gatos Lending Group, 1274 Jubilee St Richland WA 99352 sets forth the terms of the transaction as follows:

Broker will assist Client in applying for a firm commitment to obtain a financing for the above referenced project:

Broker will assist in preparation of all loan application(s) and all required exhibits, which must be submitted to Lender(s).

Broker will assist and obtain any additional documents requested and required by Lender(s) to process the loan file.

Broker will make due diligence to secure a commitment acceptable to Client and will assist in procuring all necessary documents to close loan.

Client agrees to furnish all current information to allow Broker to perform Broker’ s services in a timely manner. All submissions made to a lending institution will be based on the information supplied to Broker by the Client. Any analysis provided to the Client is likewise based on the information supplied to Broker by the Client. Where warranted, the Client agrees that the Client will authorize appropriate professional(s) to supply⁸⁹ the information.

1274 Jubilee St Richland WA 99352 | (415)-902-0619 Cell | (509)-339-7263 Fax | www.losgatoslend.com

Loans provided by third parties Licensed U.S. Mortgage Lenders

All reasonable and customary expenses and fees related to this transaction requested by Broker and by separate financial institutions (application fees, appraisals, credit reports, etc.) shall be incurred directly by Client and paid in a timely fashion.

A processing fee of \$(varies) is required for this loan application. Said fee is payable upon signing of this Agreement.

A Broker Commission Fee of up to 2.5% of the total loan amount of will be paid to the Broker if: (a) the Client closes on the transaction described above, and (b) when and if the Client accepts funding from the Broker’s Lender(s). By signing this Agreement the Client authorizes the Broker to send Agreement as part of the loan package. It further authorizes the lender to deduct the total sum due directly from the proceeds of the loan and pay this sum directly to Broker at time of closing. Additional points and fees may be due directly to the Lender. Client is aware and authorizes said fees and points to be paid directly to Lender out of loan proceeds.

The Client agrees that Broker is a non-exclusive originator to obtain the funds for this project.

If, for a period of **thirty-six months** from the date of this Agreement, the Client secures any direct financing from the Lender or affiliates introduced by the Broker or successors during the term of this Agreement, the Broker shall be paid the same compensation as set forth in this Agreement, as if the application was fully processed by the Broker.

This agreement shall remain valid for a period of thirty-six months from the date of signing this Agreement. The terms of this Agreement may only be changed in writing and signed by both parties.

Client

Jhoanna R. Jones/Broker

Client

DATED: _____

WITNESSED BY: _____

DATED: _____