

1st Banker Mortgage Corporation
17525 Ventura Blvd. Suite 101
Encino, CA 91316
818-986-1000
818-986-2021 fax

APPRAISAL AND CREDIT INVESTIGATION FEE AGREEMENT

THIS IS A LEGAL AND BINDING CONTRACT,

entered into this _____ day of _____, 19____, by and between
_____ (Applicant) and 1st Banker Mortgage Corp., a
California corporation, with reference to the following:

- A. Applicant is interested in 1st Banker arranging financing with respect to real property located at _____.
- B. In order to process Applicant's request for financing, 1st Banker requires certain information regarding Applicant's credit history, and an appraisal of the value of the property.

NOW, THEREFORE, for valuable consideration, receipt of which is hereby acknowledged, the parties agree as follows:

- 1. Appraisal Fee – Applicant agrees to pay the appraisal company a nonrefundable fee to cover the cost of the appraisal. The cost is set by the appraisal company and is payable in cash or by check, but not out of the proceeds of any financing.

In addition, Applicant agrees to provide all information and supporting documentation regarding the property which 1st Banker deems necessary to the preparation and processing of the appraisal, including, but not limited to the following: (i) legal description, (ii) title exceptions, (iii) real estate taxes, and (iv) fire insurance.

- 2. Credit Investigation Fee – Applicant agrees to pay the credit bureau a non refundable fee to cover the cost of investigating Applicant's credit history with respect to the financing. The credit fee shall be in the amount of \$_____, payable in cash or by check, out of Applicant's funds, but not out of the proceeds of any financing.

Applicant agrees to provide 1st Banker with information and supporting documentation including, but not limited to, the following:

- a.) Names and addresses of credit references.
- b.) Information regarding present and past employment and earnings.
- c.) Information disclosing assets such as bank accounts, life insurance, real property and securities; and liabilities such as automobile loans, life insurance loans, real property loans, retail accounts, notes payable and credit union loans.
- d.) Previous fixed monthly charges such as federal, state and local taxes, insurance premiums, social security and retirement payments, and real estate operation expenses.
- e.) Information regarding any other real estate loans which resulted in foreclosure, transfer of title in lieu of foreclosure or judgment.

- 3. Payment of the appraisal and credit fee shall be due and payable upon execution of this agreement.
- 4. Additional charges – Applicant agrees that any additional fees charged by the appraiser or credit bureau to 1st Banker will be paid by Applicant at the close of escrow or at the time of cancellation, whichever is applicable.
- 5. Cancellation Fee – Applicant agrees to pay 1% of the loan amount to 1st Banker Mortgage Corporation as a cancellation fee in the event Applicant cancels such approved loan and/or 1st Banker Mortgage Corporation is the procuring cause for Applicant to receive financing by introducing the lender or investor to the Applicant.

By: _____
1st Banker Mortgage Corp.
Representative

By: _____
Applicant