



**S2
PROFESSIONAL
LLC**

RMLO & LOAN SERVICING

RMLO AGREEMENT

This agreement is made and entered into on this date of _____ by and between S2 Professional LLC (NLMS ID# 2500103), herein after referred to as "RMLO," and the below signed applicant(s) hereinafter referred to as "Lender."

Property Address: _____

Loan Amount: _____

RMLO Fee:

*Loan amount under \$250k (1% of loan amount or \$550 minimum): RMLO Fee = _____

*Loan amount between \$250k - \$350k (.75% of loan amount): RMLO Fee = _____

*Loan amount over \$350k (.5% of loan amount): RMLO Fee = _____

Buyer/Borrower #1 Name: _____

Buyer/Borrower #1 Email: _____

Buyer/Borrower #1 Phone: _____

Buyer/Borrower #2 Name: _____

Buyer/Borrower #2 Email: _____

Buyer/Borrower #2 Phone: _____

Projected Closing Date: _____

Closing Agent Name: _____

Closing Agent Phone #: _____

Closing Agent Email: _____

SERVICES TO BE PERFORMED:

RMLO agrees to perform all consulting services normally and customarily performed in connection with owner finance mortgages and screening of owner finance borrower applicants.

RMLO and Lender both agree that under this Agreement, RMLO is providing mortgage loan consulting services on behalf of Lender as Lender's agent to include the following services:

- (a) taking information from the borrower and receiving borrower input on prequalification applications;
- (b) analyzing the prospective borrower's income and debt and pre-qualifying the prospective borrower to determine the maximum mortgage that the prospective borrower can afford;
- (c) collecting financial information (tax returns, bank statements) and other related documents that are part of the application process (to be maintained in an electronic cloud database);
- (d) providing disclosures (truth in lending, good faith estimate, others) to the borrower;
- (e) maintaining regular contact with the borrower, realtors, closing agent, and lender, between application and closing to apprise them of the status of the application and to gather any additional information as needed;
- (f) participating in the closing process;

COMPENSATION:

Compensation for RMLO's services rendered on behalf of Lender shall be paid directly to RMLO at the time of settlement. If the mortgage loan is denied or does not close by the expiration of this contract, said Lender is only liable for actual expenses incurred by the RMLO (to include a \$100 technology & application fee).

- Lender's Acknowledgment & Initials Regarding Compensation Terms:_____

TERM

The original term of this agreement shall be from date signed until the date of loan closing, but no later than 60 days from the date of this agreement.

AFFIRMATION BY LENDER

This agreement contains the entire agreement between RMLO and Lender and supersedes all prior agreements or understandings relating to the subject matter thereof. There are no written or oral agreements between the parties other than set forth in this agreement.

By signing below, the Lender acknowledges receipt of this Agreement and Disclosure Statement.

Lender's Signature: _____

Lender's Printed Name: _____

Lender's Printed Address: _____

Lender's Phone # _____

Lender's Email Address: _____

Date: _____

RMLO's Signature: _____

Mr. Aaron C. Sams (Service Disabled USAF Vet.): NMLS ID#1816898

President - S2 Professional LLC - NMLS ID#2500103

4063 East Houston St San Antonio TX 78220

Phone: (210) 788 1034

Email: aaron@samsonestop.com

Web: www.samsonestop.com

Date: _____