Servicing Agreement

Servicer: S2 Professional LLC

Seller/Lender Name:_____

Closing Date:_____

Property Address of Transaction:_____

Seller/Lender hereby engages S2 Professional LLC, herein "Servicer," to act as servicing agent on behalf of Seller/Lender as those duties pertain to the following Receivable:

LOAN DETAILS:

- Buyer/Borrower Name:_____
- Loan Amount::_____ Interest Rate:_____
- Loan Term:_____
- Is There A Balloon Payment (Yes or No):_____If Yes, When Is It Due:_____
- Is There A Prepayment Penalty (Yes or No):_____If Yes, List Terms:_____
- Initial Principal & Interest Payment Amount:_____
- Initial Escrow Amount (Property Taxes and Insurance):_____
    - If Servicer is to collect property taxes, please list the counties and entities to be paid:
    - Entity (1):_____
    - Entity (2):_____
- Total Initial Monthly Mortgage Payment Amount:_____
- Do You Need The Servicer To Calculate Initial Payment Amount (Yes or No - $150 fee):_____
- Do You Need The Servicer To Maintain A Separate Escrow Account (Yes or No - $25/month fee):_____

CLOSING AGENT/ESCROW AGENT INFORMATION:

- Closing/Escrow Agent Name:_____
- Closing/Escrow Agent Phone: _____
- Closing/Escrow Agent Email:_____

SERVICER'S SCOPE OF SUPPORT:

Servicer's duties include:

- Collecting borrower's payments
- Disbursing payments to Seller/Lender and underlying mortgages and liens (if requested)
- Providing monthly borrower statements
- Tracking delinquencies
- Compiling annual IRS 1098 forms for tax payments
- Compiling 1099int tax reports for seller/lender

Note: Servicer does not report borrower's payment history to credit bureaus

CLOSING DOCUMENTS TO BE PROVIDED TO SERVICER TO ONBOARD THE LOAN FOR SERVICING:

Seller/Lender agrees to provide to Servicer all documents required to execute the above duties to include the following:

- Contract/Purchase Agreement (including all amendments) & Seller Finance Addendum
- HUD-1 Settlement Statement
- Promissory Note
- Deed of Trust
- Copy of Current Insurance Policy
- Copy of First Payment Letter Containing Mortgage Payment Breakdown to Borrower
- Copy of Current Underlying Mortgage Statement (For Wrap Around Closing Transactions)

SERVICER FEE SCHEDULE

All fees due to the Servicer must be collected by the Servicer in advance service execution. Fees for Servicer's support services are the responsibility of Seller/Lender and are as follows:

Non-Wraparound Mortgages

- Loan onboarding setup fee: $100.00 (one-time fee)
- Monthly servicing fee (collecting funds from borrower and disbursing to seller): $25/Month
- If requested, the servicer can maintain a separate escrow account to make payments for property taxes and insurance for an additional $25 per month
- Any additional disbursements will be charged @ $15/per disbursement
- Late charges received: Split 50/50 Between Seller/Lender and Servicer

Wrap-Around Mortgages

- Loan onboarding setup fee: $250.00 (one-time fee)
- Monthly servicing fee (collecting from borrower and disbursing to seller): $25.00/Month
- Making the monthly payments to underlying mortgage (required if loan not in the name of lender): $25/month
- Making the monthly payments on any additional liens (required if lien not in the name of lender): $15/month
- Any additional disbursements will be charged @ $15/per disbursement
- Late charges received: Split 50/50 Between Seller/Lender and Servicer

All Other Administrative Fees

- Payoff Quote Generation: $50 (for each payoff quote generated)
- Reinstatement Quote Generation: $25 (for each payoff quote generated)
- Verification of Payment History: $50
- Returned Payment Fees: $30
- Release of Lien Drafting: $150
- Calculation of Initial Monthly Payment Amount (if needed): $150
- ACH electronic payment processing for drafting of payment = up to $20/payment
- Credit Card Processing Fees: 3%
- Servicing Transfer/De-Boarding Fee: $100

All Other Administrative Fees (Cont.)

- Notice of Default Letters ($150)
- Assignment/Assumption/Modification Fee: $150
- Principal or Escrow Only Payment: $20
- Wire Transfer Fees (incoming and outgoing): $35
- Annual Escrow Analysis: $50

Note: Fees for additional or ancillary services required that are not specifically stated, will be charged at the minimum rate of $50.00 per hour. These fees are collected in advance of services performed.

Note: All other third-party services and expenses to be billed and paid by seller/lender as required. This includes any postage fees, attorney fees, courier fees, recording fees, etc.

Note: Servicer shall not be required to make distributions to Seller/Lender until the Buyer/Borrower's monthly payment has been submitted, and the deposited amount has cleared the Buyer/Borrower's bank account (no earlier than 3 business days after receipt).

TERMS & CONDITIONS

1. Servicer may charge fees for services rendered to both the borrower and the Seller/Lender. Such fees are the property of Servicer as ancillary income and Seller/Lender has no interest in said fees.

2. Servicer shall not be required to make distributions to Seller/Lender until the Buyer/Borrower's monthly payment has been submitted, and the deposited amount has cleared the Buyer/Borrower's bank account (no earlier than 3 business days after receipt).

3. All fees due from Seller/Lender shall be withheld from the monthly remittance due to Seller/Lender. Servicing fees that are the responsibility of the Seller/Lender shall be deducted from the Seller/Lender's disbursements. Servicing fees that are the responsibility of the Buyer/Borrower shall be added to the monthly payment of the Buyer/Borrower. Should the monthly collections be insufficient to cover Seller/Lender's fees due to Servicer, Servicer will invoice Seller/Lender for any outstanding balance and shall be payable within 3 days from date of receipt by Seller/Lender.

4. Fees are guaranteed for a period of 12 months from the date stated above, after which time, upon 30 days written notice to Seller/Lender. Servicer may adjust fees not more than twice annually.

5. Upon failure of borrower to remit the payment due, Servicer will make every attempt to return Receivable to performing status. Servicer's attempts may include, but are not limited to, telephone calls, emails, etc. Servicer will obtain Seller/Lender's prior written consent before incurring any costs in conjunction with the servicing of this Receivable. Any such costs incurred as a result shall be the responsibility of Seller/Lender. Should borrower's payment be returned for non-sufficient funds and should the borrower fail to replace said NSF payment, any funds advanced to or on Seller/Lender's behalf will be due back to Servicer from Seller/Lender upon receipt of Servicer's invoice within 3 business days.

6. If requested and directed by Seller/Lender, Servicer will remit, upon receipt from borrower, all sums due to any senior lienholders, assuming receipt of remittance instructions from Seller/ Lender. Seller/Lender acknowledges that Servicer is not responsible for how submitted payments to senior lienholders are applied. Seller/Lender assumes sole responsibility for verifying receipt of disbursed funds with underlying lienholders. Seller/Lender shall continue to bear responsibility for the payment of any and all amounts required to keep the underlying lien(s) current and in good standing.

7. Seller/Lender shall always retain ultimate responsibility for timely payment of prior liens. While Servicer may remit available payments to prior lienholders, Servicer assumes no responsibility for payment application, verification of receipt, or ensuring payments fully discharge obligations. Client must timely pay any shortfall to keep liens current when Servicer-received payments are insufficient. Seller/Lender must forward lienholder correspondence to Servicer immediately. Seller/Lender acknowledges listed property liens and authorizes Servicer's access to underlying loan information from prior lienholders. Seller/Lender may make such advances that are necessary and prudent to protect, and to collect, Seller/Lender's interest in the Loans. Seller/Lender shall immediately notify Servicer in writing or by email of any such advances made by Seller/Lender. Servicer will not and shall not be required to advance any funds on behalf of Seller/Lender or any other person or entity.

8. If a submitted payment by the Buyer/Borrower is returned, Seller/Lender shall immediately submit payment to reimburse Servicer and make Servicer whole for all disbursed funds that have been paid, and all associated fees incurred related to the recovery of the returned payment. Servicer shall have a lien on all monies, papers and properties held by it in connection with this account or any other account it is servicing for either Borrower or Seller/Lender for its incurred fees, costs or expenses. If Servicer is required to hire a collection agency or an attorney to recover its funds, Seller/Lender agrees to pay the collection agency fees and attorney's fees not to exceed 25% of the amount owed or the amount fixed by applicable law, whichever is greater.

9. Unless otherwise instructed, payments will be applied in the following order: (1) Servicing Fees; (2) Interest; (3) Principal (4) Impound (if applicable); (5) Late Fees. Payments will be applied to a reserve account if amount received is less than the scheduled payment amount. Interest shall be calculated from due date to due date on a 30 day basis, and a 365-day year unless otherwise instructed. Any computation, application of principal and interest, or other payment shall be deemed correct, unless the party affected notifies Servicer that such computation or application is not correct within 60 days after notice of the computation or application is sent. Failure to receive an invoice or a mortgage statement does NOT excuse Borrower from making timely payments. Servicer may track and assess late charges but has no obligation to notify Seller/Lender or Borrower of delinquencies, defaults, or late charges. Payments may not be processed on Saturdays, Sundays, and holidays recognized by the Federal Government.

10. Seller/Lender acknowledges and waives potential conflicts arising from Servicer's and its affiliates' ownership and servicing of debt instruments secured by real property, including servicing loans owned by Servicer's members, affiliates, or those with financial interests in Servicer.

11. Servicer will interpret the Note’s provisions based on the fair construction of the express language contained therein and recognized lending practices. Servicer’s interpretation does not constitute a legal opinion on validity, enforceability, calculations, or collectability. These issues must be resolved between the lender/borrower, a court of law, or in accordance with any relevant dispute resolution process agreed to by the Parties. Servicer is not responsible for any errors or issues in the loan terms, the amortization calculation, establishment of first payment due date, or the promissory note caused by not utilizing an RMLO.

12. In the event Seller/Lender instructs Servicer to engage a third-party vendor for any service, Seller/Lender agrees to remit the funds directly to said vendors. Servicer shall not advance funds for payment to third-party vendors on behalf of the Seller/Lender.

13. This agreement is terminable upon a 60-day notice by either party, and payment of any fees due to the Servicer must be paid within 3 business days. Servicer shall supply all file documents upon receipt of any outstanding fees. In the event of the death of Seller/Lender, all payments collected by the Servicer in accordance with this agreement shall be held in a trust account until requisite documentation, as determined to be sufficient by the Servicer, is provided.

14. Seller/Lender represents and warrants to Servicer, as of this date and each Transfer Date: Seller/Lender is duly formed, validly existing, with power and authority to perform this Agreement; execution and performance are duly authorized by corporate action; this Agreement's execution and performance violate no organizational documents, material contracts, or Applicable requirements; Seller/Lender has complied with all applicable laws where violation could materially affect Mortgage Loans or Seller/Lender operations/finances; and Seller/Lender either owns the Mortgage Loans (which are valid, existing, and enforceable), holds their servicing rights lawfully, is responsible for the payment thereof under contractual obligation or prior deeds of trust, or is authorized in writing to act for the owners. Seller/Lender in all cases represents that they are free of known fraud or wrongdoing as part of entering into this Agreement.

15. For first position Mortgage Loans, upon Client's written request and Servicer's acceptance, Servicer will provide insurance/tax monitoring service, which includes holding impound funds and disbursing scheduled payments. Post loan repayment, remaining impound funds shall go to Buyer/Borrower. Upon default/acceleration, Seller/Lender may provide instructions regarding the application of the impound fund after foreclosure of the property. Servicer is not responsible for lien position issues from Seller/Lender's failure to advance funds. For non-impound loans, Seller/Lender must: verify and provide annual insurance coverage documentation to Servicer (Servicer not responsible for non-payment consequences); and monitor annual tax payments. Servicer may notify Seller/Lender of known tax delinquencies but is not responsible for non-payment consequences. Servicer is not responsible for consequences if Seller/Lender supplied incorrect information/instructions or for nonpayment of insurance/taxes.

16. For Default/Non-Performing Loans, Seller/Lender authorizes Servicer to: prepare and deliver at Seller/Lender's expense all documents maintaining property liens and collateral, and any other necessary legal actions or claims on Seller/Lender's behalf. Except as provided for herein, without Seller/Lender's consent, Servicer cannot waive, modify, or vary Mortgage Loan terms or grant Mortgagor indulgences. Seller/Lender's written consent is required for: reducing/forgiving amounts owed, reducing monthly payments, waiving/(re)capitalizing unpaid Servicing Advances, modifying to interest-only payments exceeding six months, or accepting short sale payoffs. If Seller/Lender chooses to initiate foreclosure proceedings, Seller/Lender must retain and provide attorney contact information. Servicer may provide attorney references without endorsement and Seller/Lender should conduct due diligence. Foreclosed Property will be acquired in Seller/Lender's name. Upon actual knowledge of Buyer/Borrower's bankruptcy, assignment for creditors' benefit, or receiver/custodian appointment, Seller/Lender shall retain attorney to pursue loan payment claims and, if reasonable, proceed with foreclosure. Property acquired through insolvency proceedings shall be in Seller/Lender's name.

17. Seller/Lender will notify Servicer of any changes to any current or prior liens, such as changes of address of either party, notices received in connection with current or prior liens or the associated property that is designated as collateral, (such as condemnation, easements, partial release, bankruptcy, segregation, partition, etc.) and any other matters affecting the parties' ability to honor this Agreement. Seller/Lender agrees to provide Servicer with any documentation to establish modifications to property ownership, Seller/Lender entity ownership, assignment of beneficial interest related to the promissory note being serviced, or any other changes that can impact this servicing agreement.

18. If requested and directed by Seller/Lender, Servicer shall maintain a separate escrow account for the payment of property taxes and insurance. Without liability, Seller/Lender authorizes Servicer to establish a monthly escrow/impound amount to be paid by Buyer/Borrower, to include a cushion equal to no more than $1/4^{th}$ of the total projected annual escrow obligations. To the extent that the escrow account has a sufficient balance to do so, Servicer will remit sums to maintain insurance and taxes when due, in time for any discount and before any penalty date. Servicer shall not advance escrow funds on behalf of any party to make any required impound disbursements. Servicer may provide notice to all parties regarding any shortages that exist in the escrow account to meet the annual escrow obligations.

19. No funds received from any borrower will be disbursed to Seller/Lender until said funds clear and are withdrawable by the Servicer. In the event any payment collected for the benefit of Seller/Lender is returned NSF or uncollectible in Servicer's Account, Seller/Lender will immediately, upon notification from Servicer, reimburse Servicer's Account the full amount received from the Buyer/Borrower. In no event is Servicer obligated to cover or make good escrow/impound of mortgage payment shortages. Servicer is hereby authorized to place a "Stop Payment" on Seller/Lender's Check from Servicer or reverse any ACH (Electronic Funds Transfer) whenever the representing funds are returned NSF or uncollectible in Servicer's Account. Servicer may deduct such amounts from any proceeds due to Seller/Lender. Servicer is not liable for any losses related to loan adjustments from variable rate, HELOC, escrow shortages, or other similar type loans, or changes in loan terms. For junior liens, Seller/Lender is responsible for verifying insurance coverage and tax payments with senior liens. Seller/Lender is also responsible for tracking the maturity of Mortgage Loans and providing notice to the Servicer within 60 days maturity. It is the responsibility of the Seller/Lender to periodically monitor information provided for and/or made available to the Seller/Lender regarding the Mortgage Loans, to include mortgage loan data, Mortgagor payments and servicing activity, to ensure the accuracy thereof. If Seller/Lender requires or requests additional reporting beyond what is provided by Servicer using its standard reporting, there will be additional reasonable charges for setup, custom report templates, programming, maintenance, and regular distribution of such information. Notwithstanding anything to the contrary herein, Seller/Lender shall fully authorize Servicer to prepare all documentation required to release property liens on behalf of Seller/Lender, following negotiated settlements with borrowers, and other authorized resolutions. To accomplish said responsibilities, the Seller/Lender shall execute the Limited Power of Attorney provided by the Servicer. Servicer has no obligation to: verify legal sufficiency/validity of Loan Documents, or any other documents executed by the Borrower and Seller/Lender or executed by one of these parties in favor of the other; determine the Loan Documents' compliance with the applicable local, state, and deferral laws/regulations/codes/statutes/etc. including, without limitation, RESPA, TILA, CFPB, Regulation Z, usury laws, and late charge restrictions; pursue loan modifications, loss mitigation, foreclosure proceedings, judicial trustee sales, forfeiture, or enforcement proceedings; notify parties of interest/ownership changes, condemnations, property conditions, or encumbrances (any such notice(s) given by Servicer shall not be deemed an assumption by Servicer of any obligation as to the giving of any subsequent notice(s)); and, payment for or notice to any party regarding document recording, perfection of security interests, or encumbrances.

20. During the term of this Agreement, Servicer shall be an independent contractor and not an employee of Seller/Lender. Seller/Lender shall not have the right to control how Servicer accomplishes its services and duties pursuant to this Agreement. Servicer assumes no responsibility for the legality of the loan terms and documentation provided, including (a) Loan Documents, (b) lien validity, (c) enforceability against Mortgagor, or (d) regulatory compliance pre-dating servicing transfer, including RESPA and TILA violations. Servicer disclaims all indirect, incidental, special, punitive, or consequential damages. Seller/Lender acknowledges that Servicer is not Seller/Lender's attorney, tax advisor, accountant, or bookkeeper. Seller/Lender is encouraged to seek independent counsel and outside support from an experienced professional in connection with any questions Seller/Lender may have concerning this Agreement or any Loan.

21. Servicer earns fees per the included Fee Schedule for performing loans, plus: payoff demand statements/documents; returned check charges; 50% of paid monthly late charges; and, 100% monthly servicing fee even during foreclosure. Servicer may deduct monthly fees and hard costs from Seller/Lender proceeds, Seller/Lender's Credit Card, expense Reserve Account, or by separate bill. Additional charges may apply for extraordinary activities. Compensation is subject to change upon 30 days written notice; Seller/Lender may terminate this Agreement in writing at any time during the 30-day period to avoid changes. Seller/Lender is responsible for unpaid borrower NSF fees before loan removal. Seller/Lender agrees to pay collection/attorney fees up to 25% of amount owed or legal maximum for Servicer's fund recovery. Fees for certain documents and supplemental services, if available, will be charged according to the included fee schedule.

22. If Servicer must appear/testify for Seller/Lender's legal actions, Seller/Lender shall reimburse Servicer's reasonable litigation costs and travel expenses, plus $200 per business hour per needed employee. Servicer shall provide Seller/Lender with a detailed invoice, and Seller/Lender's shall have three business days to pay in full before interest and penalties start to apply.

23. If a portion of a payment is to be distributed to any third party due to prior liens, Seller/Lender agrees that they are fully responsible for such liens. Servicer agrees to remit payments to the prior lienholders provided funds are available. Servicer assumes no responsibility for how payments are applied to underlying debt or obligation, or for verification of receipt and application of said payments by prior lienholders or for failure of any such payments to fully discharge said obligations. Seller/Lender will: • Keep all such payments current • Verify that all lienholders apply payments correctly • Correct any problems that may arise with lienholders • Advise Servicer of any changes in lienholder's address or payments due on liens • Cause said lien(s) to be fully paid on or before the date on which Seller/Lender shall have paid in full any deferred balances • Be responsible for ensuring prior liens are paid in full prior to or concurrently with accepting payoff on the account.

24. If a payment received by Servicer is not sufficient to pay any lien connected with the property when due, Seller/Lender is responsible for and agrees to pay amount necessary to keep lien(s) current. All parties agree to immediately forward to Servicer all correspondence they receive from lienholders. Seller/Lender fully acknowledges any liens listed against Property. If this account or any prior liens/debts become delinquent by 30 or more days, or have late fees or other penalties outstanding, Servicer may terminate this Agreement with 30 days' written notice. Seller/Lender agrees that Servicer has the right to fully access underlying loan information and will give Servicer ability to access that information by providing written authorization to prior lienholder to release information.

25. Servicer is authorized to provide beneficiary/payoff statements to the Buyer/Borrower or other persons authorized by law to receive such information, and to charge the fee permitted by law for providing those statements. Servicer may require, but does not need, Seller/Lender's approval of such figures before providing them. Seller/Lender has no recourse against Servicer for quoting an incorrect payoff figure based on the information in Servicer's possession at the time the quote was requested.

26. In the event of any Bankruptcy proceeding, Servicer will not be considered as the Agent for the Parties for notification of the event, nor will Servicer be responsible for forwarding to the Parties any Bankruptcy notices it receives. Parties agree that they will not, and will instruct their counsel not to, list Servicer as their creditor or use the Servicer's address for notification to a creditor. Parties further agree to forward copies of any initial bankruptcy filings to the Servicer. Servicer may, at its discretion, resign or continue to accept and distribute payments and discontinue tracking a balance after receiving such notice.

27. Governing Law. This Agreement shall be construed in accordance with and governed by the laws of the State of Texas and Servicer and Client agree to submit to the jurisdiction in any court within Bexar County, Texas.

28. All disputes arising from this Agreement shall be resolved by binding arbitration in Bexar County, Texas before one arbitrator selected by AAA, administered under AAA Comprehensive Arbitration Rules and Procedures. The arbitration award may be entered in any court with jurisdiction. Parties waive rights to court remedies, including jury trial, by executing this Agreement.

29. If any provision of this Agreement is held to be invalid or unenforceable under any applicable statute or rule of law, then that provision shall be curtailed and limited only to the extent necessary to bring said provision within the legal requirements and this Agreement as so modified shall continue in full force and effect.

30. All required notices must be in writing and delivered by fax, email, overnight service, or first-class mail to listed addresses. Address changes require written notice. Notices deemed received upon receipt, electronic confirmation (fax/email), or three days after U.S. Certified Mail deposit, whichever applies. The Parties may request information from Servicer and notify Servicer of specific errors by submitting a qualified written request in the form of written correspondence, which includes the requestor's name, account number and reason for request. Requests for information and notifications of error should be sent to Servicer's corporate office located at 4063 East Houston St. San Antonio TX 78220. Email: aaron@samsonestop.com

31. No waiver of any of the terms of this Agreement or any Addendum will be valid unless in writing and designated as such. Any waiver by any party or a breach of any provision of this Agreement shall be in writing and will not operate as or be construed to be a waiver of any other breach of such provision, or any other provision of this Agreement, will not be considered a waiver or deprive any party of the right thereafter to insist upon strict adherence to that term or any other term of this Agreement. Any forbearance or delay on the part of either party in enforcing any of its rights under this Agreement will not be construed as a waiver of such right to enforce same for such occurrence or any other occurrence.

32. This Agreement constitutes the entire agreement of the parties. No other agreement, oral or written, pertaining to the work to be performed under this Agreement shall be of any force or effect unless it is in writing and signed by both parties. This Agreement may be modified only by a written agreement signed by each of the parties hereto. Notwithstanding the above, amendments to this Agreement, its exhibits, or schedules, may take the form of electronic communication between the Parties, as provided in the Notice provision of this Agreement.

33. Seller/Lender shall indemnify, defend and hold Servicer and its Representatives, Affiliates, Agents, Owners, Employees, and Successors 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 Mortgage Loan or property of any prior servicer, sub-servicer, owner or originator of a Mortgage Loan or property, (B) taking any action, or refraining from taking any action, with respect to any Mortgage Loan or property, that results from the malfeasance, willful misconduct or negligence of Seller/Lender or Seller/Lender's agents, or from the failure of the Seller/Lender to provide Servicer the necessary Loan Documents in order to allow Servicer sufficient lime to timely process payments, satisfactions, payoffs and releases, (C) Servicer's reliance on the authority of Seller/Lender to direct the activity of Servicer within the scope of this Agreement, (D) Seller/Lender s failure to observe or perform any of the covenants, agreements, or representations contained in this Agreement, and/or (E) Seller/Lender's failure to comply with its regulatory obligations or responsibilities contained within Deed of Trust or Promissory Note documents pertaining to this transaction. The foregoing indemnification shall survive the termination of this Agreement.

Duties Excluded From This Servicing Agreement

Seller/Lender affirms and warrants that the Servicer is not responsible for completing the following tasks that are excluded from the scope of this servicing agreement:

- Interpreting, determining, or validating the legality of contractual agreements or closing documents executed by the Seller/Lender and Buyer/Borrower.

- Servicer shall not represent Seller/Lender in legal matters related to the loan.

- Performing any duties that would be the responsibility of a licensed Mortgage Loan Originator; to include the provision of any required disclosures to the Buyer/Borrower, and to include ensuring that this owner finance transaction and the associated promissory note and deed of trust comply with applicable laws and rules.

- Providing guidance, instructions, etc. in the areas of taxes, accounting, or bookkeeping.

- Property Management: Tasks related to managing or maintaining the property are excluded.

- Real Estate Services: Tasks related to providing real estate consulting services are excluded.

- Insurance Claims: Handling insurance claims related to the property is excluded.

All notices will be sent via certified mail the following address (or as amended):

If to Seller/Lender:	**If to Servicer:**
Name: _____	S2 Professional LLC
Address: _____	4063 East Houston St
City/State/Zip:_____	San Antonio TX 78220
Phone: _____	(210) 788-1034
Email:_____	aaron@samsonestop.com

ACKNOWLEDGEMENT OF LOAN SERVICING AGREEMENT:

Seller/Lender Signature: _____

Seller/Lender Printed Name: _____

Date of Execution: _____

Servicer Signature: _____

Servicer Printed Name: _____

Date of Execution: _____



Servicing Agreement

AUTHORITY & POWER GRANTED TO SERVICER

1. I/WE_____, the undersigned Principal(s) and identified Seller/Lender in this Loan Servicing Agreement, do hereby appoint Aaron Sams and S2 Professional LLC as Attorney(s)-In-Fact of Seller/Lender with full power and authority to act in name and place of Seller/Lender to perform all necessary duties and responsibilities related to this Loan Servicing Agreement. Attorney(s)-In-Fact are given all power and authority to take all actions and execute all instruments necessary for the purpose of accomplishing the scope of this Loan Servicing Agreement, and to comply with the terms of the Promissory Note, Deed of Trust, and both State and Federal laws.

2. I/WE_____, the undersigned Principal(s) and identified Seller/Lender in this Loan Servicing Agreement, do hereby appoint Aaron Sams and S2 Professional LLC as Attorney(s)-In-Fact of Seller/Lender with full power and authority to accomplish tasks on behalf and in place of Seller/Lender such as, but not limited to the following:

   - ✓ Prepare, compile, and deliver mortgage statements, statements of accounts, delinquency notices, etc.
   - ✓ Prepare, compile, and deliver payoff quotes, reinstatement letters, notices to cure, releases of lien, etc.
   - ✓ Receive, endorse, and deposit payments and financial instruments related to the servicing of this loan.
   - ✓ Communicate and interact with mortgage lenders and lienholders from senior and junior position liens
   - ✓ Communicate and interact with current and previous owners, borrowers, interested parties, etc.
   - ✓ Communicate and interact with insurance agents, county appraisal districts, property tax offices, etc.
   - ✓ Communicate and interact with real estate attorneys, title companies, real estate agents, etc.

3. Servicer may not, without approval and consent of the Seller/Lender, modify or waive any of the Mortgage Loan or Account Receivable terms.

4. The consent and authority granted to Servicer as Attorney(s)-In-Fact shall remain in full force from the commencement date of this Agreement and henceforth until the termination of this Agreement in accordance with the provided instructions contained herein.

ACKNOWLEDGEMENT OF AUTHORITY & POWER GRANTED TO SERVICER

The undersigned authority for the Seller/Lender on this day acknowledges and executes this agreement for Loan Servicing and affirms consent and authority given to Servier for the execution of their duties.

Printed Name - Seller/Lender Authorized Representative: _____

Signature - Seller/Lender Authorized Representative: _____

Date of Execution:_____