



Mortgage Broker Onboarding Agreement

Entered into By and Between:

NewRepublicFunding.com ISAOA

(The Lender)

AND;

(Print Company Name)

(The Broker)

Preface:

Broker is contracting with NewRepublicFunding.com to provide the sponsors, information, documents requested, and other important or minor details as deemed necessary by NewRepublicFunding.com ISAOA to provide funding for sponsors.

NewRepublicFunding.com ISAOA is contracting with Broker to provide funding for sponsors and deals, provided by Broker, that are deemed approved by NewRepublicFunding.com ISAOA.

From this point forward, _____ Et al, (Input Broker Company Name) will be referred to as Broker. Also, from this point forward, this broker agreement will be referred to as "Agreement".

Agreement:

1. Broker is an independent contractor and is not an agent of Newrepublicfunding.com. Broker cannot enter into any formal agreement on behalf of and/or binding NewRepublicFunding.com ISAOA.

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2. This agreement is made in good faith and fair dealings. In no manner may a party act to defeat the position of the other.
3. No express or implied warranties are granted other than what is expressly contained within this agreement. Amendments, provisions, and/or changes must be placed in writing and approved by NewRepublicFunding.com ISAOA.
4. The covenants contained within this agreement are written in accordance with Colorado State and Federal Laws as applicable.
5. If any provision of this contract is found to be invalid, all other provisions remain in force.
6. This agreement is in force as of the day of execution by all parties named.
7. This agreement is to ensure all direct future retail business engaged due to “The Broker” will be engaged directly through “The Broker” or will be turned down indefinitely by NewRepublicFunding ISAOA.
8. “The Broker” ensures all information the borrower provides to Newrepublicfunding.com ISAOA is accurate, valid, and legitimate. Suppose any information submitted proves to be fraudulent or invalid. In that case, the file and borrower of the file will be turned down immediately, and future business with those specific borrowers of “The Broker” will be terminated indefinitely.
9. All retail borrowers established by “The Broker” between “The Broker” and Newrepublicfunding.com must from thereon, refer all communications to “The Broker” as their primary point of contact for Newrepublicfunding.com.
10. Newrepublicfunding.com may refer to communications with parties presented by “The Broker,” though they must continue to refer to “The Broker” as their point of contact for Newrepublicfunding.com. This is to help ensure the fluidity of the funding and due.

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diligence processes, only in the circumstances necessary will Newrepublicfunding.com reach out to contacts of “The Broker” directly. In such circumstances “The Broker” will be notified and kept up to date. Again all contacts of “The Broker” must refer primarily to “The Broker” as their point of contact for direct communication unless specifically reached out to by NRF’s assigned representative, or they will be turned down indefinitely.

11. Broker Compensation may come from the interest rate charged to the borrower or the points paid by the borrower. All compensation for brokers and or broker chains will be agreed upon in writing, and the broker will hereby submit broker invoicing to title/escrow. Brokers are responsible for selling their fees. NRF will not be responsible for selling the broker's client concerning broker fees on behalf of the broker.

12. All information, contacts, essential records, financial modeling, and other essential or minor details submitted by Broker are owned and considered the private intellectual property of NewRepublicfunding.com ISAOA and are not to be disbursed without proper written authorization from an NRF representative...

13. Brokers may not disclose information not deemed for public review or access. This also applies to information about back office details of a transaction, such as internal compensation structures decided by the projected rates, etc.

14. Brokers will not continue to shop for deals nor place a deal that has been successfully accepted. The client retained NewRepublicFunding.com ISAOA to other lenders or brokers in the marketplace unless circumstances between the Lender and Broker have concluded and either funded the borrower or passed on the borrower’s proposed transaction.

15. Brokers that are found in violation of this agreement will incur civil penalties and will lose any pending commissions or broker compensation due, but not limited herein.

16. Broker’s compensation is to be paid directly via escrow at the closing of escrow on any deal introduced by the Broker.



17. NewRepublicFunding.com ISAOA is not responsible for third-party reports, turn times, or values. NewRepublicFunding.com ISAOA cannot influence third-party professional report outcomes.

18. All proposed transactions, other than short-term unsecured funding, must close via a Title / Escrow company.

19. Due Diligence deposits are to be paid directly by the borrowers. NewRepublicFunding ISAOA does not finance nor provide Diligence or Deposits for borrowers. Brokers may charge a retainer fee; this must be invoiced, earmarked for the broker, and paid via the borrower. NewRepublicFunding.com ISAOA is not responsible for broker retainer fees.

20. NewRepublicFunding.com ISAOA maintains the right to assign its rights and/or liabilities in any transaction.

21. Broker's that do not maintain a quarterly application to funding ratio of 33% or higher can cause the termination of this agreement and any future business.

22. Brokers are expected to maintain and adhere to timelines as prescribed by NewRepublicFunding.com ISAOA, per what may be required by the individual transaction or deal proposed.

23. Brokers are expected to review all documents, whether minor or important, for accuracy and validity.

24. Brokers are expected to present deals as is where is, without modification to the terms, unless approved in writing by NewRepublicFunding.com ISAOA.

25. At no time NewRepublicFunding.com ISAOA shall be responsible for the Broker's actions.

26. Broker hereby agrees to hold NewRepublicFunding.com ISAOA harmless in the closing



of any proposed transactions by Broker.

27. NewRepublicFunding.com ISAOA reserves the right to choose which borrowers NewRepublicFunding.com will accept and/or possibly fund.

28. NewRepublicFunding.com ISAOA reserves the right to change the terms, guidelines, rates, and/or fees as deemed necessary by market conditions and/or due diligence results at any time, with or without notice.

29. Broker, at no time, shall act to impair or harm the reputation of NewRepublicFunding.com ISAOA.

30. Binding arbitration must be held before any litigation, along with any litigation that must be held within the State of Colorado, whether State or Federal. Broker hereby agrees to a change of Venue to a Colorado location.

Broker Signature:

I, **(Signor)** _____, of **(Company)** _____, as broker, hereby state that I may bind **(Company)** _____ into this legally binding broker agreement. **(Signor)** _____, hereby agrees to the terms and conditions expressed herein this agreement and formally commits to adhere as prescribed above:

Signature Date: ____/____/____

Print name Company / Title

New Republic Funding.com LLC Authorized Representative:

Date: ____/____/____
Edward Yarbra
NewRepublicFunding.com

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