



NEWREPUBLICFUNDING.COM

America's Private Money Partner

Broker Agreement:

Entered into By and Between:

NewRepublicFunding.com ISAOA
(The Lender)

AND;

(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, _____, will be referred to as Broker. Also, from this point forward, this broker agreement, will be referred to as Agreement.

Broker Initials: _____

Lender Initials: _____



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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.
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 accord 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 in this agreement.
7. This agreement is to ensure all future 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 provided by the borrower to Newrepublicfunding.com ISAOA is accurate, valid and legitimate. If any information submitted proves to be fraudulent or invalid, 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 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.



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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 diligence processes, only in 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 contact of "The Broker" must refer primarily to "The Broker" as their point of contact for direct communication unless reached out to or they will be turned down indefinitely.
11. Broker Compensation may come from the interest rate charged the borrower or the points paid by the borrower. All compensation for brokers, and or broker chains will be agreed upon in writing, and broker will hereby submit broker invoicing to title/escrow.
12. All information, contacts, important records, financial modeling, and other important or minor details submitted by Broker are owned and considered the private property of NewRepublicfunding.com ISAOA.
13. Broker's may not disclose information that is not deemed for public review or access.
14. Broker's will not continue to shop deals nor place a deal that has been successfully accepted, and the client retained NewRepublicFunding.com ISAOA, to other lenders or brokers in the marketplace.
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 direct 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.



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19. Due Diligence deposits will contain a retainer fee. For no reason, other than NewRepublicFunding.com ISAOA does not perform accordingly, will due diligence or retainer fees be refunded. NewRepublicFunding ISAOA does not finance nor provide Due Diligence or Retainer 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 fund 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, in accord with what maybe as 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 must be held within the State of Colorado, whether State or Federal. Broker hereby agrees to a change of Venue to a Colorado location.



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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 wherein this agreement, and formally commits to adhere as prescribed above:

_____ Date: ____/____/____

Signature

_____ Company / Title

Print name

New Republic Funding.com LLC authorized Representative:

_____ Date: ____/____/____

Edward Yarbra
NewRepublicFunding.com

Broker Initials: _____

Lender Initials: _____