



LOAN SERVICING COMPLIANCE FORM

(Complete one Form per Lender)

Date: _____

PROGRAM SELECTION

Loan is **PERFORMING** & selected Servicing Program is: ☐ STANDARD BASIC (\$20 Base) ☐ HIGH TOUCH (\$35 Base)

If the Loan changes status, **SPECIALTY NON-PERFORMING PROGRAM** is: ☐ Full Collection ☐ Limited Collection

Loan is **NON-PERFORMING** & selected **SPECIALTY** program is: ☐ Full Collection (\$95 Base) ☐ Limited Collection (\$35/65)

If the Loan changes status, **PERFORMING PROGRAM** is: ☐ STANDARD Basic Servicing ☐ HIGH TOUCH Servicing

LENDER INFORMATION

Lender Account Number: _____ (only if existing Client) Company: _____

Main Contact: First Name: _____ Last Name: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

SS /Tax ID #: _____ for Main Contact/Company. Email: _____

Work Phone: _____ Home Phone: _____ Mobile Phone: _____ Fax: _____

Do you have loans current or past, with FCI? ☐ Yes ☐ No Lender's exact dollar ownership of this loan: \$ _____

Other Authorized Representatives:

First Name: _____ Last Name: _____ Last 4 Digits SSN/TIN: _____

Work Ph: _____ Ext: _____ Mobile Ph: _____ E-Mail: _____

First Name: _____ Last Name: _____ Last 4 Digits SSN/TIN: _____

Work Ph: _____ Ext: _____ Mobile Ph: _____ E-Mail: _____

Fill this out only if this is new information not already on file:

☐ Upon Receipt of Funds from Payor, Electronically Deposit Funds (by ACH daily) into the following account:

Name of Primary Bank: _____ Type of Account: ☐ Checking ☐ Savings

Routing Number: _____ Account Number: _____

OR ONLY WITH SPECIAL APPROVAL

☐ Upon Receipt of Funds from Payor, Trust Checks mailed weekly upon clearing to the above address (**additional \$2 charge**).

BROKER or ORIGINATOR or SELLING ENTITY INFORMATION

Contact Company: _____ Contact Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Work Phone: _____ Home Phone: _____ Mobile Phone: _____ Fax: _____

E-mail: _____ Other Authorized Contacts: _____

Fill this out only if this is new information not already on file:

Broker/Originator License #: _____, OR stating are exempt from licensure: _____ (signature)

Only if you are receiving disbursements other than as LENDER (such as a Spread on a Note Rate/Sold Rate or a Broker Servicing fee) then Electronically Deposit those Funds (by ACH daily) into the following account:

Name of Primary Bank: _____

Type of Account: ☐ Checking ☐ Savings Social Security/Tax ID Number: _____

Routing Number: _____ Account Number: _____

PAYOR/BORROWER INFORMATION

Primary Borrower: _____ E-mail: _____
Work Phone: _____ Home Phone: _____ Mobile Phone: _____ SS/Tax I.D. #: _____
Mailing Address: _____ City: _____ State: _____ Zip: _____
Co-Borrower _____ SS /Tax I.D. #: _____

LOAN INFORMATION

LOAN PURPOSE: ☐ **Business Purpose** (business, commercial, or agricultural) ☐ **Consumer Purpose** (personal, family, household)

Fill out **FORECLOSURE PREVENTION ALTERNATIVES FORM** (Transmittal Form 11) to declare "Exempt" or "Not Offered" or "Offered"

The Loan is: ☐ **Secured** (recorded) **OR** ☐ **Unsecured** (unrecorded)

If Secured, Type of Security is: ☐ Single Family Residence ☐ Residential Real Property (2-4) ☐ Residential Income Property (1-4)
☐ Multi-Family (5+) ☐ Condominium ☐ Land ☐ Mobile Home ☐ Auto/Aircraft ☐ Agricultural ☐ Commercial/Industrial
☐ Planned Unit Development (PUD)

If the Loan is Secured by Real Property:

Property Address: _____ City: _____ State: _____ Zip: _____
Property Occupancy (check all that apply): ☐ Primary Borrower ☐ Tenant(s) ☐ Vacant ☐ Unknown ☐ Others: _____

Check all that apply:

☐ 1st TD /Mtg ☐ 2nd TD /Mtg ☐ HELOC ☐ Variable ☐ Fixed ☐ Interest Only ☐ MERS ☐ Neg. Am. ☐ HAMP
☐ In Bankruptcy ☐ In Foreclosure ☐ On Forbearance Plan ☐ Modified ☐ Pre Pay Penalty ☐ Other: _____

Is Borrower in negotiation on a Loan Mod or Forbearance Plan? ☐ **Yes** ☐ **No** (provide supporting materials)

Has the Borrower ever filed BK:? ☐ **Yes** ☐ **No** **If yes, Was the borrower discharged?** ☐ **Yes** ☐ **No**

Was the loan discharged? ☐ **Yes** ☐ **No**

Only if in Bankruptcy: Counsel Name: _____ Phone: _____ Email: _____

Only if in Foreclosure: Counsel/Trustee Name: _____ Phone: _____ Email: _____

Only if Construction/Loan Proceeds Holdback: ☐ Set up Loan at Full Amount ☐ Set up Loan at initially Disbursed Amount

Only if Newly Originated: Odd Day's Interest (if any): \$ _____ Prepaid Payments/Interest (if any): \$ _____

Previous Servicer's Loan Number (If any): _____ Lender Loan Number (If any): _____

Escrow/Impound Balance:\$ _____ Suspense Balance:\$ _____ Short First Payment: ☐ Yes ☐ No

Funding Date: _____ Next Payment Due Date: _____ HELOC First Draw Date: _____

Original Loan Amount:\$ _____ Current Principal Balance:\$ _____

Late Fee is _____ after _____ days. Default Rate is _____ after _____ days Default Rate Replaces Late Fee? ☐ Yes ☐ No

If Default Rate is **Specifically Stated in Loan Docs** as Activated at Lender Direction, then Activate at Setup: ☐ Yes ☐ No

Amount of Payment:\$ _____ consisting of Prin:\$ _____ Int:\$ _____ Tax:\$ _____ Ins:\$ _____

Payments: ☐ Monthly ☐ Quarterly ☐ Other: _____ Property Market Value:\$ _____

Maturity Date: _____ Amortization Period (if different than Maturity Date): _____

Adjustable Interest Change Date (if any): _____ Adjustable Payment Change Date(if any): _____

Pre Pay Penalty Expiration Date (if any): _____ Pre Pay Penalty Terms(if any): _____

Loan Mod Expiration Date (if any): _____ Deferred Balance (if any) of Principal: \$ _____ Int: \$ _____

Note Interest Rate: _____ % **SOLD Interest Rate (to Lender):** _____ % **OR Broker SERVICING FEE:** _____ %

If Broker takes a % Spread or Servicing Fee, then the FCI Servicing Fee is deducted from: ☐ Broker ☐ Lender

Escrow/Impounds for Taxes and/or Insurance included in Borrower payment: ☐ Yes ☐ No

Only if "YES" then be sure to include information listed on the Loan Servicing Checklist (Transmittal Form #1)

Late Fee Disbursement: Broker: _____ % Lender: _____ % **FCI:** _____ % Other: _____

Default Rate Disbursement: Broker: _____ % Lender: _____ % Other: _____

Prepayment Penalty: Broker: _____ % Lender: _____ % Other: _____

AUTHORIZATIONS & APPROVALS: Select One, OR Select Both only if approval needed by Both.

Payoff (all terms): ☐ Broker ☐ Lender ☐ Either **Change Fees/Terms** (not Payoff/Reinstate): ☐ Broker ☐ Lender ☐ Either

Reinstatement (all terms): ☐ Broker ☐ Lender ☐ Either **Start Foreclosure:** ☐ Broker ☐ Lender ☐ Either

LOAN BOARDING COMPLIANCE RELATED FEE

For Fixed Rate, Single Lender, non escrow/impound BASE FEE	\$65 per Loan for 1 - 9 Loans \$35 per Loan for 10+ Loans submitted at one time
LOANS MORE THAN 1 YEAR DELINQUENT	\$95 BASE FEE
For more than one Lender	Add \$10 per Lender
For ARM/HELOC - Performing	Add \$5 per Loan
For ARM/HELOC - Non-Performing	Add \$15 per Loan
For Loans with Escrow/Impounds	Add \$15 per Loan (one Property)
For Loans with Escrow/Impounds on additional Properties	Add \$5 per Property
Loans with a Default Rate stated in the Loan Docs	Add \$15 per Loan
For Active Bankruptcy, Forbearance Plan, Complex Loans & Complex Loan Modifications	\$150 per Loan
For Partial Note Sale (Hypothecation)	\$75 per Loan

The **TOTAL DATA ENTRY FEE** for this loan is: \$ _____ Paid by: ☐ Broker/Originator ☐ Lender

☐ Pay by check ☐ Take from 1st **Performing Loan** distribution (FCI approval) ☐ Billed ☐ Pay by Credit Card (phone)

☐ Pay thru **existing** Customer Login

NOTE: There is a \$150 per hour Data Research Fee for missing documents or information if FCI agrees to research missing documents or information. Fees earned by FCI may be deducted from Client/Lender's proceeds, charged to a Client Credit Card, deducted from an established expense Reserve Account, or be billed separately, as determined by FCI.

All persons or entities to whom the above described obligation is owed ("Client") must sign this form and hereby authorize and instruct FCI to service the Notes and Deeds of Trust, Mortgages or Instruments described above, and to collect and disburse proceeds received in accordance with the programs and fee structures outlined on FCI's web page located at www.myfci.com.

Client shall indemnify, defend and hold Servicer and its officers, directors, parent companies, affiliates, subsidiaries, successors and assigns 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 loan or property of any prior servicer, sub-servicer, owner or originator of a loan or property, and/or (B) taking any action, or refraining from taking any action, with respect to any loan or property, that result from the malfeasance, willful misconduct or gross negligence of Client, Client's sub servicers, contractors, or agents, or from the failure of the Client to provide Servicer the originals of any loan documents in order to allow Servicer sufficient time to timely process satisfactions, payoffs and releases, and/or (C) any and all liability related to the information provided by Client and contained herein, or provided separately by Client, and the accuracy of such information.

Lender **Authorized Signatory** Signature

Lender **Authorized Signatory** Signature

Lender **Authorized Signatory** Print Name

Lender **Authorized Signatory** Print Name

Broker or Entity Company Name

Broker or Entity Signature

Broker or Entity Print Name