



***SIGNING-UP TO DO BUSINESS WITH BANCMAC IS EASY...
AS A FEDERALLY OR STATE CHARTERED FINANCIAL
INSTITUTION, YOU'RE ALMOST THERE!***

CLIENT APPROVAL PROCEDURES

The approval process of (BancMac) includes a pre-screening of the client bank (Correspondent) to ensure that a Correspondent bank has the ability, experience, and intent to provide both high quality service and investment quality home mortgage loans for delivery to BancMac.

The following approval procedure and documentation requirements are, in part, adapted from the Freddie Mac Seller/ Servicer guidelines regarding evaluations and approval of Correspondents, and are applicable to all Correspondents and every residential mortgage loan originated and sold to BancMac.

APPROVAL DOCUMENTATION REQUIRED FROM CORRESPONDENT

- _____ BancMac Client Application
- _____ Resumes of key bank officers and key mortgage lending officers
- _____ Appraiser Selection: Appraiser qualifications, list of references, copy of the appraiser license(s), and copy of Errors & Omissions Insurance
- _____ Resolution of Board of Directors
- _____ Executed Loan Purchase Agreement (DocuSign Agreement to be Executed)

CRITERIA FOR APPROVAL

ENTITY

- A state-chartered bank, national bank, or savings and loan / thrift;
- FDIC insured;
- Not under any agreement, order, or memorandum from a regulatory agency; and
- In compliance with all applicable laws related to licensing, qualification or approval to originate home mortgages.

FINANCIAL INFORMATION

BancMac will review current financial information that shall be obtained by BancMac through a service provider of bank financial information, or by a review of current call reports or audited financial statements of the Correspondent. The acceptable criteria includes, but is not limited to:

- Leverage Ratio's
- Risk Base Ratio's
- Capital Ratio's
- Tangible Equity/Tangible Assets Ratio's.
- All other pertinent ratios must be, in Banc Mac's opinion, acceptable

APPRAISER QUALIFICATIONS

Prior to the acceptance of any residential appraisal report from a fee appraiser, all appraisers will reviewed by BancMac. Please provide appraiser qualifications, list of references, copy of the appraiser license(s) and copy of current Errors & Omissions Insurance.

It is the philosophy and policy of BancMac to obtain a qualified appraisal for the properties for which it is purchasing and selling secondary market mortgage loans. In order to ensure high quality loans, a quality real estate appraisal is a vital element.

In general, an approved appraiser must have the requisite experience, education, and facilities to competently perform required collateral assessment and valuation assignments. Standards and qualifications include:

- The appraiser must be a state-certified or licensed real estate appraiser in the state in which the subject property is located.
- The appraiser must be experienced in the appraisal of properties similar to the property being appraised or inspected.
- The appraiser must be actively engaged in appraisal work.

APPRAISER QUALIFICATIONS / continued

- The appraiser must have knowledge of current real estate market conditions and financing trends in the subject area.
- The appraiser must be impartial and unbiased. The appraiser may not have any present or contemplated future interest in the subject property. In addition, neither current nor future employment nor compensation for performing the collateral assessment may be contingent on the collateral assessment results reported by the appraiser.
- The appraisal report must be of professional quality and support all of the appraiser's assumptions, data, analyses, rationale, and conclusions that were relied on in estimating the value and addressing the marketability of the mortgaged premises.
- The information in the appraisal report must be accurate, internally consistent, written in clearly understandable language, fully supported, and sufficiently documented.

COMPLIANCE WITH REGULATIONS AND LAWS

Correspondent warrants to BancMac that all mortgage loans will be originated and processed in compliance with all applicable federal, state, and local laws, and all FDIC, OCC, OTS, or Federal Reserve regulations applicable to real estate lending.

OTHER

BancMac reserves the right to make on-site inspections of other pertinent data as necessary.

NON-APPROVAL

Correspondent and/or appraiser/appraisal entity will not be approved if it or any of its officers are referenced on the ANY Exclusionary list. Correspondent may not be approved if it is under any regulatory agreement such as a memorandum of understanding or cease and desist issued by any regulatory agency. The Agreement provides a certification from the financial institution that they are not under any regulatory order.

MAIL TO: Mary T Sexton, Senior Vice President
Community Banc Mortgage Corp.
3200 W Iles Ave
Springfield, IL 62711
Telephone: (888) 821-7729
Facsimile: (217) 547-3060
E-mail: msexton@bancmac.com

BancMac CLIENT APPLICATION

Financial Institution Information

FDIC# _____

Company Name _____

Address _____

Holding Corp _____

Key contact _____

Phone _____ Fax _____

E-mail _____ Web www. _____

Company NMLS# _____ Company Tax ID # _____

Senior Officers for Financial Institution

Attach recent resume or brief outline of banking and/or lending experience

1. Name & NMLS # _____
 Title _____
 E-mail _____
 Office/Branch _____

2. Name & NMLS # _____
 Title _____
 E-Mail _____
 Office/Branch _____

Loan Originators/Processors -- attach additional pages if needed

Attach recent resume or brief outline of banking and/or lending experience

1. Name & NMLS # _____
 Title _____
 E-Mail _____
 Office/Branch _____

2. Name & NMLS # _____
 Title _____
 E-Mail _____
 Office/Branch _____

3. Name & NMLS # _____
 Title _____
 E-Mail _____
 Office/Branch _____

4. Name & NMLS # _____
 Title _____
 E-Mail _____
 Office/Branch _____

5. Name & NMLS # _____
 Title _____
 E-Mail _____
 Office/Branch _____

6. Name & NMLS # _____
 Title _____
 E-Mail _____
 Office/Branch _____

7. Name & NMLS # _____
 Title _____
 E-Mail _____
 Office/Branch _____

**Appraisers -
 Provide 3 appraisers per market area. Appraiser Selection form [attached].**

Please include appraiser qualifications/resume, copy of license, and copy of current Errors & Omissions Insurance.

Financial Institution Profile

1. Which of the following does your organization have a membership in?
 FHLBB FSLIC BIF SAIF NCUSIF FDIC N/A

2. How is institution chartered?
 State Federal _____

3. What market area does your institution serve?

4. Has your organization ever been rejected, suspended, or terminated by FHA, VA, FNMA, FHLMC, a private mortgage insurer, wholesaler, or other loan investors? Has your organization or any employee of your organization ever been excluded from participating in transactions involving Freddie Mac, either directly or indirectly (i.e., placed on ANY Exclusionary list)?

Yes No If Yes, please attach letter of explanation.

5. Has your institution ever been under or subject to any FDIC enforcement decisions, orders, and/or consent decrees?

Yes No If Yes, please attach letter of explanation.

6. If your state is a "Deed of Trust" state, Provide your Institutions Trustees

Name and Address:

7. Please provide your Institutions Wiring Instructions:

Beneficiary's Financial Institution:

ABA # _____ Name _____
City _____ State _____ Zip Code _____

Beneficiary's Further Credit: if applicable

ABA # _____ Name _____
City _____ State _____ Zip Code _____

Final Credit/Beneficiary Information:

ABA # _____ Name _____
City _____ State _____ Zip Code _____

Certifications

Disclose whether any of the principal officers, loan/lending officers, directors, partners, or owners of a 5% or more interest of the financial institution:

- Have been convicted of a crime or named in a pending criminal proceeding (excluding traffic violations and other minor offenses);
- Have been subject to an order, judgments, or decree enjoining him or her from engaging in any activities in connection with any type of business transaction (including the purchase or sale of a security) or acting as (or as an associated or affiliated person of) an investment advisor, underwriter, broker, dealer, financial institution, or any other business; or
- Have been employed by an institution within two years of its debarment by the Department of Housing and Urban Development.

Please attach letter listing claims or lawsuits in process, threatened or pending litigation, and/or any other contingent liabilities. Include present status and your opinion as to probable ultimate liability and adequacy of insurance coverage.

Affirmation

I affirm that all answers and information submitted in this application are true and correct. I hereby authorize BancMac, at its discretion, to verify the information with any other sources, and I hereby waive any cause of action or claim I may have against such sources with respect to any information they may provide.

Client: _____

By: _____

Printed Name: _____

Title: _____

Date: _____

Appraiser Selection

Please complete the following form and return to Community Banc Mortgage Corp.

Lender: Company Name	
Address	
City, State, Zip	
Phone Number	
Fax Number	
Primary Contact E-mail Address	

Appraiser Rotation:

Appraiser	
Company Name	
Address	
City, State, Zip	
Phone Number	
Cell Phone Number	
Fax Number	
E-mail Address	

License Resume w/ References Errors/Omissions Insurance

Appraiser	
Company Name	
Address	
City, State, Zip	
Phone Number	
Cell Phone Number	
Fax Number	
E-mail Address	

License Resume w/ References Errors/Omissions Insurance

Appraiser	
Company Name	
Address	
City, State, Zip	
Phone Number	
Cell Phone Number	
Fax Number	
E-mail Address	

License Resume w/ References Errors/Omissions Insurance

RESOLUTION OF BOARD OF DIRECTORS

OF _____
Name of financial institution, city, and state

RESOLVED FIRST, that

Name of authorized individual the _____ and
Title

Name of authorized individual the _____ and
Title

Name of authorized individual the _____ and
Title

of this entity, or any one or more of them or their duly elected or appointed successors in office, be and each of them is hereby authorized and empowered in the name of and on behalf of this entity and under its seal from time to time while this resolution is in effect, to originate and sell residential mortgage loans to Community Banc Mortgage Corp. (BancMac) and to execute any and all agreements, contracts, assignments, endorsements and issuance of checks or drafts, reports, mortgage documents, and other papers in connection with, and furnish any information required or deemed necessary or proper by Community Banc Mortgage Corp. (BancMac) in connection therewith.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution presented to and adopted by the Board of Directors of

Name of financial institution

at a meeting duly called and held on the ____ day of _____, 20____, at which a quorum was presented and voted, and that such resolution is duly recorded in the minute book of this corporation; that the officers named in said resolution have been duly elected or appointed to, and are the present incumbents of, the respective offices set after their respective names.

Secretary

CORPORATE SEAL

LOAN PURCHASE AGREEMENT

(VERSION 5/2022)

This Loan Purchase Agreement ("Agreement") is entered into as of the date written below, by and between Community Banc Mortgage Corp. ("BancMac", a wholly owned subsidiary of United Community Bank) a duly organized and validly existing Illinois corporation, and

(print or type name of financial institution, city, and state of location)

"Correspondent/Broker", a financial institution organized and existing under the laws of the State of

(print or type name of state)

WHEREAS, BancMac resolves to purchase residential mortgage loans originated by approved Correspondent/Broker in accordance with the terms described in this Agreement; and

WHEREAS Correspondent/Broker has been approved by BancMac/UCB and desires to originate and sell residential mortgage loans to BancMac/UCB and, where appropriate, to authorize BancMac/UCB to act on its behalf in processing residential mortgage loans qualifying for sale to the secondary market.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the adequacy of which is hereby acknowledged, BancMac/UCB and Correspondent/Broker hereby agree as follows:

1. Eligible residential mortgage loans (hereinafter collectively referred to as 'Loan' or 'Loans') purchased by BancMac/UCB will be:
 - a. 10- to 30-year fixed-rate, ARM, 1-4 family, first lien, owner- or non-owner-occupied, residential mortgage loans, including residential mortgage loans secured by detached PUD or condominium properties eligible for limited review only. Any such residential mortgage loans must be eligible for sale to Fannie Mae, Freddie Mac, or a third party residential mortgage loan investor selected by BancMac.
2. Pricing on Loans will be provided to Correspondent/Broker
Loan rate commitments may be made after application and underwriting documents are reviewed and approved by BancMac/UCB, unless otherwise agreed-to by BancMac/UCB on a case-by-case basis. Loan rate commitments shall be considered effective and binding upon telephone, e-mail or facsimile confirmation from BancMac/UCB to Correspondent/Broker.
3. Correspondent/Broker certifies that they are:
 - a. A state chartered bank, national bank, or savings and loan;
 - b. FDIC insured;
 - c. Not under any agreement, order, or memorandum from a regulatory agency; and
 - d. In compliance with all applicable state and/or federal laws related to licensing, qualification, or approval to originate residential mortgage loans.
4. Correspondent/Broker agrees to:
 - a. Submit resumes of key personnel involved in the origination, processing, and/or underwriting of Loans;
 - b. Allow on-site review by BancMac/UCB staff of information that BancMac/UCB may deem necessary to determine continued eligibility of Correspondent/Broker and/or to complete a quality control review of Loans;

- c. Provide a certified copy of Board Resolution approving participation in this program, and naming officers and/or personnel authorized to execute all documents necessary to effect the sale of Loans to BancMac, including this Agreement;
 - d. Advise of any change in ownership of Correspondent/Broker;
 - e. Submit all Loan documentation necessary to complete the sale of Loans to BancMac/UCB, including but not limited to the following:
 - i. Uniform Residential Loan Application, verifications, appraisal, credit report and all other Loan documentation prior to approval of the credit;
 - ii. Commitment for title policy upon receipt, but no later than 72 hours prior to Loan closing;
 - iii. Original Loan note, properly assigned, 72 hours prior to the specified mandatory Loan delivery date from Correspondent/Broker to BancMac/UCB;
 - iv. Closing documents, including recorded MERS-mortgage or a Non-MERS-mortgage with a recorded assignment of mortgage, final title policy (including all required endorsements), insurance policy, and any other documentation to complete the Loan file within a reasonable time after closing, but no longer than 60 days from the date of closing.
 - v. In the event that Correspondent/Broker becomes aware of any changes to Loan borrower credit and/or financial circumstances that occurs after submission of Loan credit package to BancMac/UCB but prior to Loan closing, Correspondent/Broker agrees to notify BancMac/UCB of such changes.
 - f. In the event Correspondent/Broker does not deliver all required Loan documents as required, without an approved extension of time by BancMac/UCB, Correspondent/Broker shall, at BancMac's/UCB's option, be required to repurchase the Loan.
 - g. If Loans are to be delivered to BancMac/UCB under mandatory commitments, Correspondent/Broker agrees to meet mandatory Loan delivery dates. In the event Correspondent/Broker has committed to deliver a Loan under a mandatory commitment, and fails to do so, Correspondent/Broker will remit to BancMac/Broker the pair-off fee assessed by the secondary market.
5. Correspondent/Broker warrants that:
- a. Loans are processed in compliance with all applicable federal, state, and local laws, and all FDIC, OCC, OTS, or Federal Reserve regulations applicable to residential mortgage lending;
 - b. Loans are processed, packaged, and closed in accordance with secondary market guidelines;
 - c. Loans are originated, processed, and closed by the Correspondent/Broker, or their authorized representative. Correspondent/Broker is responsible for actions of authorized representatives as if Correspondent/Broker originated, processed, or closed the Loan;
 - d. All Loan documents and representations are true and correct; and,
 - e. No builder, developer, property seller, or other interested party to a transaction has participated directly in the processing, packaging, or sale of any Loan delivered to BancMac/Broker.
 - f. Correspondent/Broker will make every effort to confirm the true identity of the loan applicant(s) by complying with all requirements of Section 326 of the USA PATRIOT Act and its implementing regulations. Correspondent/Broker certifies that it is a financial institution that is subject to the USA PATRIOT Act and that it is regulated by a federal functional regulator. Correspondent/Broker hereby agrees to certify to BancMac annually that it has implemented an anti-money-laundering program and that Correspondent/Broker (or its agents) will perform the identity verification procedures for BancMac. All terms used in this contract addendum have the meanings assigned to them in 31CFR 103.121.

6. Correspondent/Broker fully indemnifies and agrees to hold BancMac/UCB, its successors and assigns, harmless from and against any and all claims, demands, actions, suits, damages, costs, and expenses of every nature and character (hereinafter collectively referred to as "Losses") that may arise or be made against or incurred by BancMac/UCB as a result of the Correspondent's/Brokers failure to perform its obligations, breach any warranties, or misrepresent any certifications in connection with this Agreement. Losses heretofore or hereafter incurred by BancMac/UCB may, at BancMac's/UCB's discretion, be offset against Correspondent's/Brokers funds on deposit at BancMac/UCB or any affiliate of BancMac/UCB and/or from and against future net funding of BancMac/UCB's loans.
7. BancMac/UCB agrees:
 - a. Not to initiate any solicitation by direct mail, telephone, e-mail, or personal contact with Correspondent's/Broker's participating borrowers, other than what contact is necessary to service the Loans, without prior written notice to Correspondent/Broker; and
 - b. To hold confidential all information about Correspondent/Broker, other than what reporting is necessary to satisfy federal, state, regulatory, or secondary market guidelines.
8. BancMac/UCB fully indemnifies and agrees to hold Correspondent/Broker harmless from and against any and all losses, claims, demand, actions, suits, damages, costs, and expenses of every nature and character that may arise or be made against or incurred by Correspondent/Broker as a result of BancMac's/UCB's failure to perform its obligations under this Agreement.
9. Quality control audits will be performed by BancMac/UCB on Loans purchased by BancMac/UCB from Correspondent/Broker. In addition, Fannie Mae, Freddie Mac, or third-party investors may perform periodic random audits on Loans purchased by BancMac/UCB from Correspondent/Broker. All documentation submitted by Correspondent/Broker will be verified. In the event that any audit identifies discrepancies of information submitted, improper documentation, imprudent lending, deviation from processing under Fannie Mae, Freddie Mac, or third-party investor guidelines, or applicable laws or regulatory regulations, Correspondent/Broker shall, at BancMac's/UCB's discretion, be required to repurchase the Loan, and this Agreement will be subject to immediate termination by BancMac/UCB.
10. BancMac/UCB reserves the right to terminate Agreement for specifically, but not limited to, the following reasons:
 - a. Deviation of Loan origination and/or processing under Fannie Mae, Freddie Mac, or third-party investor guidelines;
 - b. Non-compliance with any rules, laws, or regulations governing residential lending;
 - c. Imprudent residential lending practices;
 - d. Failure to remit funds due BancMac/UCB in a timely manner;
 - e. Failure to deliver Loans under mandatory commitments;
 - f. Failure to meet time deadlines on mandatory commitments;
 - g. Failure to remain in compliance with the original approval criteria;
 - h. In the event that any fraud or misrepresentation on the part of Correspondent/Broker or its affiliates is identified; and/or
 - i. Higher than average Loan delinquency ratios or performance characteristics.
11. Except as otherwise set forth herein, either party can terminate this Agreement by giving ninety (90) days written notice to the other party; except notice of termination by either party will not terminate outstanding obligations to process or deliver Loans in progress, or to service Loans closed hereunder, or to pay outstanding fees or expenses due.

12. This agreement constitutes the entire agreement between the parties. No amendment hereto shall be effective unless such amendment is in writing and signed by the duly authorized representatives of all parties.
13. If any provision of this Agreement shall be held invalid, the legality and enforceability of all remaining provisions shall not in any way be affected or impaired and this Agreement shall be interpreted as if such invalid provision were not contained herein.
14. If either party commences an action or proceeding to enforce any part of this Agreement, or for a declaration of rights hereunder, the prevailing party in any such action or proceeding shall be entitled to receive from the other party all costs and expenses, including reasonable attorney's fees incurred by the prevailing party in connection with such action or proceeding. Venue for any such action or proceeding shall be in Sangamon County, Illinois, and this Agreement shall be construed in accordance with the laws of the State of Illinois.

IN WITNESS WHEREOF this Agreement is executed and delivered pursuant to authority of the Board of Directors of the undersigned.

Community Banc Mortgage Corp/United Community Bank

BY: _____

BY: _____

TITLE: _____

DATE: _____

 Print or type name of financial institution

BY: _____
 Signature of authorized officer

BY: _____
 Print or type name

TITLE: _____
 Print or type title of authorized officer

DATE: _____