



107 Leadenhall Street
London EC3A 4AF

Tel: +44 (0) 870 751 5077
Fax: +44 (0) 870 756 9340

www.thbgroup.com

Lloyd's Broker

**PROPOSAL FOR MORTGAGE BANKERS/BROKERS
BLANKET BOND,
MORTGAGE ERRORS & OMISSIONS
AND
PROFESSIONAL INDEMNITY INSURANCE**

Proposal for Mortgage Bankers/Brokers Blanket Bond, Mortgage Errors & Omissions and Professional Indemnity Insurance

1. **Applicant Name:**

2. **Principal Address:**

3. **Website (if available):**

4. **Date Established:**

5. **Nature of Business:**

Privately Owned
 Public Company

6. Revenue Details

	Last Year	Current Year	Estimated Next Year
Fee Income/Commission	<input style="width: 100%; height: 25px;" type="text"/>	<input style="width: 100%; height: 25px;" type="text"/>	<input style="width: 100%; height: 25px;" type="text"/>
Gross Fiscal Revenue	<input style="width: 100%; height: 25px;" type="text"/>	<input style="width: 100%; height: 25px;" type="text"/>	<input style="width: 100%; height: 25px;" type="text"/>
Profit	<input style="width: 100%; height: 25px;" type="text"/>	<input style="width: 100%; height: 25px;" type="text"/>	<input style="width: 100%; height: 25px;" type="text"/>

7(a). Employee Numbers:

Loan Origination	<input style="width: 100%;" type="text"/>	Locations:	<input style="width: 100%;" type="text"/>
Loan Servicing	<input style="width: 100%;" type="text"/>	(including principal office)	
Independent Contractors	<input style="width: 100%;" type="text"/>	Are any of the locations Net Branches?	
Other	<input style="width: 100%;" type="text"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No	
TOTAL	<input style="width: 100%;" type="text"/>		

7(b). Do you have any mortgage brokers licensed in Colorado? Yes No

If yes please advise the number of licensed Colorado brokers and **attach a list of individuals with their licence numbers.**

8(a). Loan Origination: Please provide the number and dollar value of the following: (if none check box here , if a start up, please provide estimates)

Income Property	No. <input style="width: 100%;" type="text"/>	\$ <input style="width: 100%;" type="text"/>
1-4 Family	No. <input style="width: 100%;" type="text"/>	\$ <input style="width: 100%;" type="text"/>
Second Mortgages	No. <input style="width: 100%;" type="text"/>	\$ <input style="width: 100%;" type="text"/>
Construction	No. <input style="width: 100%;" type="text"/>	\$ <input style="width: 100%;" type="text"/>
TOTAL	No. <input style="width: 100%;" type="text"/>	\$ <input style="width: 100%;" type="text"/>

8(b). What percentage of originated loans are:

Retail	_____ %	Sold to GSE's	_____ %
Wholesale	_____ %	Sold to other institutional investors	_____ %
Total (should equal 100%)	_____ %	Sold to individual investors	_____ %
1st lien	_____ %	Held in applicant's portfolio	_____ %
2nd lien	_____ %	Securitized by applicant	_____ %
HELOC	_____ %	Total (should equal 100%)	_____ %
Total (should equal 100%)	_____ %		

8(c). What Percentage Of 1-4 Family Loans Originated are:

30-Year Fixed	_____ %	15-Year Fixed	_____ %
ARMs	_____ %	Option ARMs	_____ %
Low Doc/No Doc	_____ %	Interest-Only	_____ %
Balloon	_____ %	Reverse	_____ %
>95% LTV	_____ %	>100% LTV	_____ %
Total (Total May Exceed 100%)	_____ %		

9(a). Loan Servicing: Please provide the number and dollar value of the following: (if none check box here , if a start up, please provide estimates)

Income Property	No. _____	\$ _____
1-4 Family	No. _____	\$ _____
Second Mortgages	No. _____	\$ _____
Construction	No. _____	\$ _____
TOTAL	No. _____	\$ _____

9(b). Delinquency Servicing Ratios:

30 - 59 Days	_____ %
60- 89 Days	_____ %
Over 90 Days	_____ %
REO	_____ %

Number of loans foreclosed in the past 12 months: _____

10(a). Are you involved in sub-prime lending? Yes No

10(b). Please provide the paper quality breakdown of your lending portfolio:

	Written	Average LTV
'A' Paper	_____ %	_____ %
'Alt. A' Paper	_____ %	_____ %
'B' Paper	_____ %	_____ %
'C' Paper	_____ %	_____ %
'D' Paper	_____ %	_____ %

10(c). Please confirm the average FICO Score _____

11. Please confirm which Investors purchase your loans? (If extra space is required, please attach a separate sheet)

- A. _____
- B. _____
- C. _____

12(a). Do you have vendor / servicer status with:

Freddie Mac	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Fannie Mae	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Ginnie Mae	<input type="checkbox"/> Yes	<input type="checkbox"/> No

12(b). Who provides your warehouse line(s) of credit?

Lender	Amount of Line
_____	\$ _____
_____	\$ _____
_____	\$ _____

13(a). Is there an internal audit department responsible for the oversight and review of internal audit programs? Yes No

13(b). Is an independent CPA audit carried out? Yes No

13(c). If yes, by whom: _____

13(d). How frequently are independent CPA audits carried out? _____

13(e). Are all locations audited? Yes No

13(f). Are any of these audits carried out on a random basis? Yes No

14(a). Do you utilize a fraud detection service? Yes No

If yes, what percentages of loans are tested? _____%

14(b). What firm(s) are you using for fraud detection? _____

15(a). Do you have call back procedures in place to confirm VOE (Verification of Employment) prior to loan closing? Yes No

15(b). Do you have procedures in place to confirm VOD (Verification of Deposit) prior to loan closing? Yes No

16. Please describe the steps taken to verify borrowers' identities. _____

17. Do you run MARI (Mortgage Asset Research Institute) and/or background checks on all Loan Officers that originate loans? Yes No

18. In the past 12 months, how many loans have you been required to repurchase from, or indemnify Secondary Market Investors? # _____

19. How does the company keep abreast of applicable Federal and State regulations? _____

20. Do you originate no income – no asset loans? Yes No

21. Do loan underwriters have production goals based on the number of loans closed? Yes No

22. Do you own a title company or agency or are you affiliated with a title and/or escrow company? Yes No

23. Do you require title insurance on all loans funded for
1st mortgages/deeds of trust Yes No
2nd mortgages/deeds of trust Yes No

24. Prior to closing, do you obtain a closing protection letter from a creditworthy title insurer on every loan you fund? Yes No
25. Do your closing agent agreements include language requiring that the closing agent inform you of recent escrows, closings, or change of title? Yes No
26. Do you require a 12-month or more chain of title? Yes No
27. Do you require closing agents/attorneys to have E&O insurance? Yes No
28. Do you require closing agents/attorneys to have fidelity insurance? Yes No
29. What disclosure procedures are in place to ensure full disclosure of the relationship between your mortgage company and your title entity? _____

Please send a copy of this disclosure information

30. Does the borrower have a choice of title agent? Yes No
31. What percentage of your mortgage company's borrowers use your title agency? _____%
32. Do you use outside Appraisers? Yes No
If no, who is used (in house)? _____
33. Are Appraisers used on a rotating basis? Yes No
If no, how does the applicant protect its self from collusion between an employee and appraiser _____
34. Do you require all appraisers to be state licensed? Yes No
- 35.(a) During the past 5 years, have you discovered any losses or potential losses in respect of Bond, Mortgage Errors & Omissions or Professional Indemnity? Yes No
If yes please provide details:

<u>Date of Claim</u>	<u>Claimant</u>	<u>Brief Details</u>	<u>Claim Amount</u>

(b) Do you have any knowledge or information of any facts or circumstances (other than those disclosed in Q.35 (a) which could give rise to a claim?

(Please attach details if applicable)

The Applicant declares and warrants that after enquiry, to the best knowledge of all persons to be insured that the statements set forth herein and in any attachments made hereto are true and no material facts have been suppressed omitted or misstated. Underwriters reserve the right to deny or rescind coverage on any Policy that is issued as a result of this Application if, in the statements set forth herein and in any attachments made hereto it is found that material information has been omitted, suppressed or misstated.

Underwriters also reserve the right to amend the terms, conditions and limitations, coverage of any Policy that is issued as a result of this application, if subsequent to the date of this application, but prior to the inception date of such policy, there are any material alterations to the information contained herein. In the event of such material alteration, as aforesaid, the Applicant agrees to give immediate written notice to Underwriters and such notice shall attach to and form part of this application.

Signing this application does not bind the Applicant or Underwriters to complete the Insurance, but it is agreed that the statements and particulars contained herein will be relied upon by Underwriters should a Policy be issued.

This application is signed on behalf of all Owners, Partners, Shareholders, Corporate Officers and Employees.

AUTHORISED SIGNATURE OF APPLICANT
Must be a principal of the Applicant and a person at risk

TITLE

DATED

Duty to Disclose Material Facts

Since any insurance/reinsurance contract is based upon the duty of utmost good faith, it is important that those seeking insurance/reinsurance should provide full disclosure of all material facts to underwriters and that this information should be kept updated. The Courts will find a fact to be "material" where it would affect the judgement of a prudent underwriter as to whether or not to accept the risk at the particular terms offered. The practical advice, which we give to clients or producers, is this: if you are in doubt we recommend that you advise the information to insurers.

Please note also that a renewal will be based on the information which has already been provided to insurers. Therefore if there is any change in such information which has not yet been advised, this must now be advised to insurers.

Supplemental Mortgage Bank Questionnaire

1. Do you verify mortgage Brokers' Licensing? Yes No
2. What is your minimum level of experience for a Broker? _____
3. Do you perform the following due diligence on the mortgage Brokers originating loans for you:
 - a. Net Worth Yes No
If yes, what is your minimum net worth requirement: \$ _____
 - b. Mari Report Yes No
 - c. Brokers' procedures and controls manuals Yes NoIf you answered "no" to any of the above options, what type(s) of due diligence do you perform on Brokers with whom you do business? _____

4. Do you make an onsite visit to the Brokers office? Yes No
If so, who in your office is responsible for this visit and what is reviewed?

5. Do you check to determine if Brokers have owned or affiliated businesses, such as appraisal, real estate, title, or escrow companies? Yes No
6. Do you have specific procedures your Brokers must follow when submitting a loan package to your company? Yes No
7. With how many Brokers do you currently do business? # _____
8. How many Broker relationships have you terminated in the past year? # _____
9. Do you track incident of early payment default by source of originating agent or wholesale Brokers? Yes No