

**MORTGAGE LOAN/TRUST DEED
 ANNUAL REPORT**

RE 881 (Rev. 10/07)

NAME OF REPORTING BROKER (CORPORATION OR INDIVIDUAL)

PRINCIPAL BUSINESS ADDRESS

This report covers mortgage loan brokerage and trust deed and real property sales contract transactions for the period:

FROM (MONTH, DAY, YEAR)

TO (MONTH, DAY, YEAR)

During the reporting period, mortgage loan/trust deed business activities were conducted by the reporting broker and his affiliates at the following address(es) in addition to the principal business above:

<i>Report Data</i>	<i>Article 7 Loans</i> ①	<i>Other Loans</i>
I. LOANS ORIGINATED AS AGENT [B&P Code §10131(d)]		
TOTAL LOANS		
Number	_____	_____
Aggregate Principal Amount.....	\$ _____	\$ _____
Total Commissions Received from All Loans Originated as Agent	\$ _____	\$ _____
A. MULTIPLE LENDER LOANS (Fractionalized) ②		
1) Total Number of Loans.....	_____	_____
2) Aggregate Principal Amount	\$ _____	\$ _____
3) Aggregate Number of Investors	_____	_____
B. LOANS TO REFINANCE ③ LOANS PREVIOUSLY NEGOTIATED BY REPORTING BROKER OR AFFILIATE ④		
1) Number	_____	_____
2) Aggregate Principal Amount	\$ _____	\$ _____
C. BALLOON PAYMENT AND INTEREST-ONLY LOANS		
1) Number	_____	_____
2) Aggregate Principal Amount (at maturity).....	\$ _____	\$ _____
D. LOANS COVERED UNDER FINANCIAL CODE SECTION 4970 ⑩		
1) Number	_____	_____
2) Aggregate Principal Amount	\$ _____	\$ _____

	<i>Article 7 Loans</i> ^①	<i>Other Loans</i>
II. LOANS ORIGINATED AS PRINCIPAL (FUNDED BY BROKER) FOR RESALE [B&P Code §10131.1]		
TOTAL LOANS		
Number	_____	_____
Aggregate Principal Amount.....	\$ _____	\$ _____
Loan Origination Fees (Points) of all Loans Originated as Principal Funded for Resale.....	\$ _____	\$ _____
A. LOANS TO REFINANCE LOANS^③ PREVIOUSLY NEGOTIATED BY REPORTING BROKER OR AFFILIATE^④		
1) Number.....	_____	_____
2) Aggregate Principal Amount.....	\$ _____	\$ _____
B. BALLOON PAYMENT AND INTEREST-ONLY LOANS		
1) Number.....	_____	_____
2) Aggregate Principal Amount (at maturity).....	\$ _____	\$ _____
C. PRINCIPAL (Broker Funded) LOANS RESOLD		
1) Single Purchaser:		
a) Number.....	_____	_____
b) Aggregate Selling Price	\$ _____	\$ _____
2) Multiple Purchasers (Fractionalized) ^② :		
a) Number.....	_____	_____
b) Aggregate Selling Price	\$ _____	\$ _____
c) Aggregate Number of Purchasers	_____	_____
D. LOANS COVERED UNDER FINANCIAL CODE SECTION 4970[Ⓣ]		
1) Number.....	\$ _____	\$ _____
2) Aggregate Principal Amount	\$ _____	\$ _____
III. COSTS AND EXPENSES PAID BY BORROWERS IN LOAN ORIGINATIONS^⑤		
Total	\$ _____	\$ _____
Retained by Broker or Affiliate for Services	\$ _____	\$ _____

BROKER'S NAME

IV. LOANS FOR BROKER'S USE OR BENEFIT[Ⓢ] [B&P Code §10231.2]

All Loans/Sales

- A. Total Number _____
- B. Number of Fractionalized Loans _____
- C. Aggregate Amount Borrowed \$ _____

V. SALES OF NOTES AS AGENT [B&P Code §10131(e)]

TOTAL LOANS

- A. Number _____
- B. Aggregate Selling Price \$ _____
- C. Commissions Received \$ _____
- D. Multi-Lender Sales (Fractionalized)
 - 1) Number of Loans _____
 - 2) Aggregate number of Lenders/Investors _____
 - 3) Aggregate Selling Price \$ _____
 - 4) Commissions Received \$ _____

VI. REALES AS PRINCIPAL OF NOTES PURCHASED BY BROKER [B&P Code §10131.1]

TOTAL LOANS

- A. Number _____
- B. Aggregate Purchase Price \$ _____
- C. Aggregate Resale Price \$ _____
- D. Multi-Lender Resales (Fractionalized)
 - 1) Number of Loans _____
 - 2) Aggregate number of Investors _____
 - 3) Aggregate Selling Price \$ _____
 - 4) Commissions Received \$ _____

VII. SALES OF REAL PROPERTY SALES (RPS) CONTRACTS[Ⓢ] AS AGENT OR PRINCIPAL [B&P Code §10131(e) and 10131.1]

- A. Number _____
- B. Aggregate Selling Price \$ _____

VIII. NOTE AND RPS CONTRACT SERVICING

- A. Total Number of Notes and/or Contracts Serviced During Reporting Period..... _____
- B. Number of Fractionalized Notes Serviced^⑩ _____
- C. Total Dollar Amount of Payments Collected from Borrowers During the Reporting Period including Payoffs^⑧ \$ _____
- D. Total Dollar Amount of Payments Collected from Borrowers on Fractionalized Notes During the Reporting Period including Payoffs^⑩ \$ _____
- E. Total Dollar Amount of Loans Serviced^⑨ \$ _____
- F. Total Dollar Amount of Fractionalized Loans Serviced^{⑨ ⑩} \$ _____
- G. Total Late Charges Received During the Reporting Period \$ _____
- H. Total Late Charges Retained by Broker \$ _____
- I. Number of Loans Prepaid..... _____
- J. Total Amount of Prepayment Penalties Paid by Borrowers \$ _____
- K. Total Amount of Prepayment Penalties Retained by Broker \$ _____
- L. Total Other Broker Charges for Servicing..... \$ _____
- M. Number of Notices of Default Filed..... _____
- N. Number of Trustee's Sales, Judicial Sales or Deeds in Lieu of Foreclosure Recorded..... _____

Certification

To the best of my knowledge and belief the information contained in this report is true and correct.

SIGNATURE OF BROKER OR DESIGNATED LICENSED OFFICER	DATE
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PRINTED NAME OF BROKER OR DESIGNATED LICENSED OFFICER (REPORTING BROKER)	LICENSE NUMBER
NAME OF CORPORATION	BUSINESS TELEPHONE NUMBER

❖ If reporting broker is an individual licensee, he/she must sign this report. If reporting broker is a corporate licensee, the corporation's designated licensed officer must sign this report.

Footnotes

- ① **ARTICLE 7 LOANS** — Loans of less than \$30,000 secured by first deeds of trust on dwellings and loans of less than \$20,000 secured by junior deeds of trust on dwellings.
- ② **MULTIPLE LENDER LOANS (FRACTIONALIZED)** — One funded through the issuance of a series of notes of equal priority secured by the same real property or the sales of undivided interests in a single note secured by the same real property, to two or more persons not otherwise associated.
- ③ **LOANS TO REFINANCE** — A loan funded within 90 days of the maturity date of an existing obligation of the borrower in which 75 percent or more of the proceeds made available to the borrower are applied to pay off the existing obligation.
- ④ **AFFILIATE** — Any entity in which an individual reporting broker or an officer, director or shareholder of a corporate reporting broker has more than a nominal financial interest or from whom the reporting broker receives any form of compensation for the referral of business in connection with the reporting broker's mortgage loan activities. Should the affiliate meet the criteria of Section 10232, a separate report must be compiled and submitted for each entity.
- ⑤ **COSTS & EXPENSES** — For services enumerated in Section 10241(a) (appraisal fees, escrow fees, title charges, notary fees, recording fees, credit investigation fees) and any other charge made to the borrower and retained by the broker, an affiliate or subsidiary.
- ⑥ A purchase or loan transaction in which the broker directly or indirectly obtained the use or benefit of the funds other than for commissions, fees, costs and expenses.
- ⑦ **REAL PROPERTY SALES (RPS) CONTRACTS** — As defined in Section 10029 of the Business and Professions Code:

"Real property sales contract" as used in this part is an agreement wherein one party agrees to convey title to real property to another party upon the satisfaction of specified conditions set forth in the contract and which does not require conveyance of title within one year from the date of formation of the contract.
- ⑧ Includes payments collected from obligors and loan payoffs.
- ⑨ Outstanding principal of each note on the last day of the fiscal year or the reporting period including fractionalized (multi-lender) loans.
- ⑩ Fractionalized (multi-lender) loans only.
- ⑪ Refer to Financial Code Section 4970(a) through (e) for the definition of a covered loan.
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