

Weststar Loan Servicing, Inc.
2340 Paseo Del Prado, Suite D104
Las Vegas, NV 89102

Telephone: (702) 252-0439
Fax: (702) 252-0740
Toll Free No. (877) 827-2301

REQUIREMENTS FOR SETTING UP A NEW LOAN SERVICING ACCOUNT

Dear New Client:

The following information is required to set up your new loan servicing account with Weststar Loan Servicing, Inc.

- Completed Loan Service Instructions Signed by All Parties (**Note: Please be sure to indicate who is paying Weststar's Fees AND complete item #7 on reverse side of Loan Service Instructions.**)
- Original Note and Copy of Recorded Deed of Trust
- Contract of Sale & Memorandum (If Any)
- Grant Bargain Sale Deed (If Any)
- Tax Information Summary Sheet (Only If We Are to Impound)
- Insurance Policy/Invoice (Only If We Are to Impound)
- HOA Info/Statement (Only If We Are to Pay Monthly)
- 2 Months Cushion for Impound Account (Only If We Are to Impound)
- Escrow Instructions
- Closing Statement
- Check for Set Up Fee - \$100 For Note & Deed of Trust (\$125 If Impounding); \$125 for Contract For Sale or AITD (\$150 If Impounding) See Loan Service Instructions for Fee Schedule

If you have any questions, please contact our office at the above numbers.

Thank you for your interest in Weststar and we look forward to working with you.

The Staff of Weststar Loan Servicing, Inc.

LOAN SERVICE INSTRUCTIONS



A Premier Loan Servicing Company

Date: _____ Account No. _____

This is your authorization to establish a Loan Service account. We agree to the standard fees charged on this account. We herewith deposit with you the following and instruct you to disburse as herein directed. Please Note: All Parties to the transaction must sign the reverse side of this form or a Servicing Account cannot be set up.

DOCUMENTS DEPOSITED:

Promissory Note: _____ Date _____ Amount: \$ _____
Deed of Trust: _____ Document # _____ Book # _____ Page # _____
Contract of Sale: _____ Date: _____ Holding Documents _____
Warranty Deed: _____ Special Warranty Deed _____ Memorandum of Sale _____
Title Insurance: _____ Interest Calculation Method _____

WHO IS RESPONSIBLE FOR PAYING WESTSTAR'S FEES: PURCHASER _____ SELLER _____ SPLIT _____

PAYMENT INFORMATION:

Interest _____ % From: _____ Original Amount: \$ _____
Late Charge: \$ _____ After: _____ Present Balance: \$ _____
Balloon Payment Date: _____ Principal & Interest: \$ _____
1st Payment Due: _____ Impounds: \$ _____
Impound Type: _____ Taxes: _____ Insurance: _____ Underlying Mortgage: \$ _____
APN or Tax ID # _____ Payer Fee: \$ _____
Insurance Co.: _____ Total Payment: \$ _____
Policy # _____ Next Due Date: _____

Borrower/Purchaser: _____
Address: _____

SS# or TIN _____
City _____ State _____
Phone# () _____

Date of Birth: _____
Legible Copy of Driver's License or Picture ID: _____

PLEASE NOTE: New acct setups will not be accepted without this info
Borrower/Purchaser: _____
Address: _____

SS# or TIN _____
City _____ State _____
Phone# () _____

Date of Birth: _____
Legible Copy of Driver's License or Picture ID: _____

PLEASE NOTE: New acct setups will not be accepted without this info
*Lender/Investor/Seller: _____
Address: _____

SS# or TIN _____
City _____ State _____
Phone# () _____

Date of Birth: _____
Legible Copy of Driver's License or Picture ID: _____

PLEASE NOTE: New acct setups will not be accepted without this info
*Lender/Investor/Seller: _____
Address: _____

SS# or TIN _____
City _____ State _____
Phone# () _____

Date of Birth: _____
Legible Copy of Driver's License or Picture ID: _____

PLEASE NOTE: New acct setups will not be accepted without this info
*All Lenders/Investors/Sellers MUST complete and sign Exhibit-A which is attached

DISTRIBUTION OF FUNDS:

Disburse: \$ _____, less applicable fees to: _____
Name: _____
Address: _____
Account or Loan # _____

Please use additional forms for multiple disbursements.
List any special instructions not listed above:

TERMS and CONDITIONS GOVERNING LOAN SERVICING

Weststar Loan Servicing agrees to act as a Loan Servicing Agent for the parties pursuant to this Loan Servicing Agreement. In accepting this Loan Service and designating Weststar as Loan Servicing Agent, the parties hereto mutually agree to the following terms and conditions:

1. The duties and responsibilities of Weststar are limited to those expressly set forth in this Agreement. No party shall have the right to change or modify this Loan Servicing Agreement (except the Payee Under the contract or note may change where their payment is disbursed by written notice to Weststar) unless such change or modification is in writing, executed by all parties to the Loan Servicing Agreement.
2. Weststar shall not be responsible or liable for the sufficiency, accuracy, or correctness of the form, manner of execution, execution, or validity of any paper, instrument or document deposited hereunder, or any description of property or other thing therein. Weststar shall not be liable in any respect on account of the identity, authority, or rights of the persons executing or delivering, or purporting to execute or deliver any paper, instrument or document. In addition, it is agreed and understood by the parties hereto that Weststar will not be called upon to construe any contract or instrument deposited herewith.
3. All of the undersigned parties to this Agreement hereby jointly and severally promise and agree to indemnify and hold harmless Weststar from and against all costs, damages, judgments, attorney's fees, expenses, obligations and liabilities of any kind which Weststar may incur or suffer in connection with or arising out of this Loan servicing, except such as may be caused by Weststar's gross negligence. Weststar is hereby given a lien and a contractual right to set off upon and against all rights, titles and interest of each of the undersigned in all loan serviced money property, paper, instruments, documents and all monies arising therefrom to protect Weststar's rights to indemnification and reimbursement under this Agreement. This right to set off may be exercised at Weststar's sole option without notice to the parties hereto or any party interested in this Loan servicing.
4. In the event any conflict or controversy arises concerning this Loan Service or any conflicting demands are made upon Weststar arising out of or relating to this Loan Service, the parties hereto expressly agree and consent that Weststar shall have the absolute right at its sole option, to either (a) withhold all money, property, paper instruments or documents deposited herewith and stop all further proceedings in, and performance of this Loan servicing until a mutual agreement has been reached between all parties hereto, or (b) file suit in interpleader to cause the parties to interplead and litigate in such court their several claims and rights amongst themselves. In the event Weststar files an interpleader suit, or in the event any party interested in the Loan Servicing Agreement files an action against Weststar, Weststar shall be fully released and discharged from all obligations imposed upon it in this Loan servicing Agreement. In the event a suit is brought by or against Weststar, the parties to this Loan servicing jointly and severally agree to pay Weststar all costs, expenses and reasonable attorney's fees which it may expend or incur in such action.
5. As a controlling part of the consideration for the acceptance of this Loan Service, it is agreed that Weststar shall not be liable for any of its acts or omissions done in good faith, nor shall it be liable for any claims, demands, losses or damages made, claimed or suffered by any party to this Loan Service, excepting such as may arise through or be caused by Weststar's gross negligence.
6. Weststar has the right to change its fees from time to time.
7. The parties hereby direct Weststar to send a reminder notice to the Purchaser/Payor, should any payment become more than 15 days past due, or as otherwise specified (_____). The fee for performing this service shall be paid by the Purchaser/Payor in accordance with Weststar's current fee schedule.
_____The parties DO NOT require an automatic notice.
8. Weststar shall be entitled to recover its reasonable attorney's fees incurred in responding to any writ or levy served upon it, which attorneys' fees may be satisfied out of the monies due to the party whose interest in the Loan Service has been garnished, levied upon or otherwise attached.
9. In consideration of Weststar remitting payments without waiting for checks or drafts to be honored by the institution upon which they are drawn, the Seller agrees to hold Weststar harmless from any loss sustained by reason of the dishonoring of said checks or drafts. In the event any check or draft is dishonored by the institution upon which it is drawn, and Weststar has remitted such payments as directed herein, Seller shall return such payments to Weststar within five (5) business days from the date requested by Weststar.
10. Weststar may resign from its duties as loan servicing agent by giving the parties sixty (60) days written notice. Weststar has the right to assign its duties as loan servicing agent.
11. This Agreement shall be binding on all parties hereto, their heirs, legal representatives, successors and assigns.
12. Upon payoff and closing of this account the parties direct that all payoff funds are made payable to Weststar and processed in the same manner as the payments made under the terms of the contract.

FEE SCHEDULE BELOW IS SUBJECT TO CHANGE AFTER A 60 DAY NOTICE

Setup Fee on Deed of Trust	\$100.00	Collection for Taxes and/or Insurance	\$4.00
Setup Fee on Contract For Sale	\$125.00	Assignment or Assumption Fee	\$75.00
Setup Fee with Impounds Additional	\$25.00	Partial Release	\$25.00
Setup Fee with Multiple Investors - 1 st 5 Investors	\$125.00	Verifications	\$25.00
Each 5 Investors Thereafter	\$25.00	Holding Documents (per year)	\$120.00
TRANSACTION FEES WITH ONE ACH DIRECT DEPOSIT			
Monthly	\$10.00	Close Out (Withdrawal & Affidavits)	\$125.00
Quarterly	\$30.00	Close Out on Payoff	\$90.00
Semi-Annual	\$60.00	Payoff Statement	\$40.00
Annual	\$120.00	Modifications and Addendums	\$75.00
Disbursement By Check	\$2.00	Research & Special Handling	\$35.00 PER HOUR
Receipt By E-Mail	NO CHARGE	Late/Reminder/Delinquency Notice	\$10.00
Monthly Investor Reports	NO CHARGE	Return Check Charge	\$60.00
Annual Statement	NO CHARGE	Storage Retrieval	\$35.00
Payment History	FREE ON INTERNET	Void & Reissues (Replacement of Lost Checks)	\$20.00
Receipt By Paper	\$2.00	Reconveyance Fee	\$125.00
Fees for services not included in this schedule will be charged at the minimum rate of \$35.00 per employee hour. All fees are collected in advance of services performed.			
		Foreclosure Package	\$75.00
		Demand Statement	\$30.00

Purchaser _____

Seller _____

Purchaser _____

Seller _____



DIRECT DEPOSIT REQUEST FORM

WESTSTAR ACCOUNT # _____

PLEASE ACCEPT THIS LETTER AS YOUR AUTHORIZATION TO "ELECTRONICALLY" DEPOSIT PROCEEDS FROM THE ABOVE REFERENCED ACCOUNT. A VOIDED CHECK FROM MY BANK ACCOUNT IS ATTACHED.

WESTSTAR LOAN SERVICING SHALL TAKE NO RESPONSIBILITY FOR THE BANK'S FAILURE TO MAKE THE DEPOSIT TO MY ACCOUNT OF FOR BANK CHARGES RELATING TO THE DEPOSIT. WEST STAR'S LIABILITY IS LIMITED TO THE PROMPT DEPOSIT OF FUNDS.

I UNDERSTAND IT IS MY RESPONSIBILITY TO INFORM WESTSTAR LOAN SERVICING OF ANY MONIES DEPOSITED TO MY ACCOUNT BY WESTSTAR, WHICH ARE NOT DUE TO ME.

BANK ACCOUNT NUMBER _____

CHECKING _____ SAVINGS _____

BANK NAME _____

BANK ADDRESS _____

BANK ROUTING NUMBER _____

RECEIPT REQUESTED _____ (\$2.00 CHARGE)

AUTHORIZED
SIGNATURE _____

***ATTACH A VOID CHECK FROM YOUR ACCOUNT



AUTO WITHDRAWAL REQUEST FORM

CUSTOMER NAME _____ DATE _____

WESTSTAR ACCOUNT # _____

PLEASE ACCEPT THIS LETTER AS YOUR AUTHORIZATION TO DRAFT PAYMENTS FOR THE ABOVE REFERENCED LOAN SERVICE ACCOUNT. A VOIDED CHECK FROM MY BANK ACCOUNT IS ATTACHED.

WESTSTAR LOAN SERVICING SHALL TAKE NO RESPONSIBILITY FOR THE BANK'S FAILURE TO WITHDRAW FUND FROM MY ACCOUNT OR FOR ANY BANK CHANGES RELATING TO THE DRAFT. WESTSTAR'S LIABILITY IS LIMITED TO THE PROMPT DRAFT REQUEST.

I UNDERSTAND IT IS MY RESPONSIBILITY TO INFORM WESTSTAR LOAN SERVICING OF ANY MONIES DRAFTED TO MY ACCOUNT FROM WESTSTAR, WHICH ARE NOT DUE TO THEM.

A NOTICE WILL BE SENT TO YOU FROM WESTAR UPON COMPLETION OF THE SET UP OF YOUR AUTOMATIC WITHDRAWAL WITH THE DATES OF BEGINNING.

BANK ACCOUNT NUMBER _____

CHECKING _____ SAVINGS _____

BANK NAME _____

BANK ADDRESS _____

BANK ROUTING NUMBER _____

RECEIPT REQUESTED _____ X _____ (\$2.00 CHARGE)

TRANSFER AMOUNT _____ DATE OF FIRST DRAFT _____

AUTHORIZED
SIGNATURE _____

***ATTACH A VOIDED CHECK FROM YOUR ACCOUNT



**ATTENTION OWNERS
AUTOMATIC LATE NOTICE LETTERS**

There is a fee of \$10.00 for each Late Notice sent, for which you will receive the following services:

When a scheduled payment is not received on/or by the due date, the letter is automatically generated and forwarded to the buyer with a copy to you.

The cost is incurred only when a Late Notice is generated. There is no monthly monitoring fee.

The Late Notice letter provides notice for the scheduled payment(s) plus any late charges due.

In order to take advantage of this automatic late notice service, please acknowledge by executing where indicated below.

We appreciate your business and the opportunity to be of service to you. Please feel free to contact us with questions concerning any of our other services, or any further clarification you may need regarding this offer. You can reach our office at (702) 252-0439 or 1-877-827-2301.

DATE: _____

NAME(S): _____

Authorized Signature

Authorized Signature