Provident Funding®
The Mortgage Price Leader

BEFORE YOUR FIRST LOAN

1. Log on to **https://pfloans.provident.com/**
2. Go to MY ACCOUNT > ACCOUNT SETUP to add additional users and loan officers to your account
3. Go to MY ACCOUNT > CREDIT VENDOR SETUP to establish your credit vendors
4. Go to MY ACCOUNT > BROKER COMPENSATION SETUP to set your percentage level
5. Go to My Account > FREDDIE MAC LOAN PROSPECTOR INFORMATION to set up your account and TPO number. Contact Freddie Mac to link your TPO account with Provident Funding (Seller ID 107137) and Provident Funding, A Division of Colorado Federal Savings Bank (Seller ID 123248).

HOW TO MAXIMIZE CLOSING SPEED

We are committed to price and service driven by quality underwriting and fast turn-times. To close loans quickly and provide your borrowers with the best possible service, you will need to utilize our proprietary services.

CLEAR
Powered by My Loan Zone

CLEAR is our proprietary system that will let your borrowers upload documents and conditions directly to Provident Funding, saving you time to generate more business.

E-SIGNING

Your borrowers will receive an email invitation to My Loan Zone when a new loan is started. Notify them to opt-in immediately to complete an identity verification. They will then receive electronic disclosures and be able to sign documents electronically, reducing in person signing by 75%.

RESOURCES

Go to "News & Tools" in your online account to review important information and policies.

- **Pricing Matrix and Mortgage Insurance Calculator** – Price out loan scenarios and custom MI premiums.
- **Information, Training, and Policies** – Critical info to be successful.
- **Forms** – Required forms to process your loan.

IMPORTANT INFORMATION

- **Locked Fallout** – Your company and individual loan officers must keep locked fallout below 25% to maintain account approval.
- **Loan Estimates** – Do not issue the borrowers a Loan Estimate. Provident Funding will issue Loan Estimates directly to the borrower.
- **Broker Compensation** – Compensation levels must remain the same on borrower-paid and lender-paid transactions. A separate processing fee is not permitted to be charged.

*Read our **Fair Lending Notice** on the following page*

FAIR LENDING ANNOUNCEMENT

Provident Funding is committed to the principle that all borrowers should be charged fair and reasonable amounts for the services provided to them during the loan origination process. This applies not only to the fees charged by Provident Funding, but also by mortgage brokers. Brokers are obligated to comply with the Fair Housing Act (FHA) and Equal Credit Opportunity Act (ECOA) and may only charge for their compensation in a non-discriminatory way. For loans originated through Provident Funding, brokers are required to set a uniform compensation level, whether borrower-paid or lender-paid, by state.

Provident Funding requires that broker compensation must be subject to a written agreement ("Broker Fee Agreement") between the mortgage broker and the borrower. In addition, the Broker Fee Agreement must indicate the following:

1. Broker compensation is non-negotiable, and
2. In setting the amount of compensation the mortgage broker has not discriminated on the basis of race, color, religion, national origin, sex, marital status, handicap, familial status, or any other legally prohibited basis.

The required Broker Fee Agreement form is available on PFloans. Provident Funding requires the use of this form in addition to, not in place of, any other federal or state-required anti-discrimination disclosures or fee agreements.

Although broker compensation is not negotiable with the borrower, brokers are still allowed discretion to periodically select their compensation levels within Provident Funding's limits. In accordance with the FHA and ECOA, brokers may only adjust their compensation levels in a non-discriminatory way. Provident Funding is responsible for monitoring pricing and fees on funded loans for any disparities in broker compensation on a legally prohibited basis. Should improper pricing disparities be found that are attributable to a particular broker, Provident Funding may require the broker to take corrective action, restrict the maximum compensation level available to the broker, or terminate the broker's account.