

Peoples Choice Mortgage Corp.

COMMERCIAL REFERRAL FEE
AGREEMENT

Date: _____, 2007

The Undersigned; _____; herein after known as Referral Source/ Broker, hereby appoints and authorizes Peoples Choice Mortgage Corp. as their consultant, to find a Lender and/or Investor and to submit financial data and information supplied by the Client, for the purpose of obtaining financing for Client with terms and conditions of said financing per **CLIENT REQUEST**.

Peoples Choice Mortgage Corp. hereby agrees to pay Referral Source a fee equal to ____ percent of the total amount of fees, disbursed prior to or at loan closing, paid to **Peoples Choice Mortgage Corp.** This agreement is instruction to the **Lender, Closing Agent, or Escrow Agent** to pay the fee from the proceeds of the loan directly to **Peoples Choice Mortgage Corp.** without further instruction from **Borrower**.

As further consideration to Referral Source, _____ agrees not to solicit financing from Lender/Investors supplied by Peoples Choice Mortgage Corp. either directly or through third parties, without prior written consent of for a period of **two (2) years** from the date of this agreement except through Peoples Choice Mortgage and that a separate agreement shall be required for these services. **This agreement will be recognized as an exclusive agreement for broker services for a period of 180 days from the above listed date; and shall supersede any and all other agreements from this day forward. If there is a breach of this contract, the above listed fee shall be due and payable immediately.**

Referral Source understands and hereby agrees that there is no guarantee that said application can be successfully placed or that a commitment will be issued by Peoples Choice Mortgage Corp. on behalf of the Lender. Peoples Choice Mortgage Corp. is an Independent Financial Consultant, and is not authorized to make any financial commitments on behalf of any Lender/Investor.

This agreement shall not be binding or become effective until and unless accepted and signed to by Source of Referral and Peoples Choice Mortgage Corp.

Referral Source Signature: _____ Date: _____

Referral Source's Name: (please print) _____

Elton J Sims
Peoples Choice Mortgage Corp.
1073 Willa Springs Dr. Suite 1053
Winter Springs, FL 32708

Consultant's Signature: _____ Date: _____