

Commercial Finance Advisors, Inc.

Commercial Real Estate Loans \$50,000 - \$3,000,000

Binding Fee Agreement

THIS AGREEMENT, made and entered into this ____ day of _____, 2007 by and between Commercial Finance Advisors, and _____, or any other names, real estate holding companies, LLC etc. here after referred to as "Borrower".

WITNESSETH

Whereas Commercial Finance Advisors, Inc and Borrower have agreed that Commercial Finance Advisors, Inc will serve as for the second party in obtaining financing.

Now therefore, in consideration of these premises and in order to protect the sources and information which are property of Commercial Finance Advisors, Inc the parties agree as follows:

That Commercial Finance Advisors, Inc will assist Borrower in the financing of the property located at _____, for a fee of 1.5% percent of the loan amount if loan amount is under \$200,000 and 1% of the loan amount if loan amount is over \$200,001, to be **paid by borrower**, after the funding of the loan.

Borrower acknowledges that the business associations, banking contacts and identity of prospective investors are valuable, confidential, and proprietary information owned by Commercial Finance Advisors, Inc.

The parties hereby agree that the purpose and intent of this agreement is to prevent Borrower from circumventing Commercial Finance Advisors, Inc to contact those lenders/banks that have been introduced to borrower by Commercial Finance Advisors, Inc.

This agreement shall be construed and enforceable under the laws of the State of Michigan.

This agreement shall be binding on the heirs, successors, and assigns of the parties hereto and may not be changed, modified or terminated orally. This agreement incorporates the complete understanding of the parties concerning subject matter herein.

Witness Our Hands:

By: _____

Title:

Date: _____

Commercial Finance Advisors, Inc

By: _____

Title: President

Date: _____