

AUTHORIZATION TO FIND LENDER

In consideration of services to be performed, I authorize YOUR NAME HERE, hereinafter called agent, for a period of _____ from date when all documents necessary to process an application are received, to pursue a loan on my behalf and to submit my application and financial information to any lender said agent deems qualified to make such a loan.

This request is for a loan of _____

As security for the loan, the following property is offered:

I hereby grant to agent the exclusive and irrevocable right to negotiate said loan on my behalf.

The terms, covenants, and conditions of which the loan is to me made are as follows:

Upon acceptance of the loan obtained through agent's efforts, I authorize the lending institution to fund agent an amount equal to _____ % of the loan directly from the loan proceeds or from the escrow transaction, provided however, that the agent finds a lender within the period covered by this authorization and a loan is executed with said period, and not otherwise.

Should I, ninety (90) days after the termination of this authorization, enter into a loan agreement with parties with whom agent negotiated during the term hereof, and agent so notifies me in writing, delivered to me personally or by the United States mail within five (5) days after termination of this agreement, I agree to pay agent the commission fixed herein. Agent has estimated the actual out of pocket expense to be incurred in the credit investigation. These expenses include, but are not limited to, personal credit report, business credit report, Dun & Bradstreet report, character financial report, character personal report, and financial analysis. I have deposited, this day, with the agent the sum of _____

Dollars (\$ _____) as a retainer for services to be performed by agent on my behalf.

This sum shall be credited to agent's commission upon execution of a loan. In the event agent does not procure a loan as set out above, said retainer sum shall be nonrefundable.

This agreement is the entire agreement between the parties and contains all previous negotiations and promises heretofore made by the parties, and may not be changed except by agreement in writing signed by both parties.

Dated: _____

Authorized Signature:

Address:

Telephone Number:

ACCEPTANCE

In consideration of the foregoing employment, the undersigned agent agrees to use due diligence in procuring a lease for the property described.

Date: _____

YOU NAME HERE

California Broker's License #