



Harbour Equity Partners

Phone 631.757.9700
EFax 631.343-4205

Broker Disclosure

DATE 4/27/2008

Re: Referring of Residential or Commercial Deals by Originating and Referring broker

Dear Referring and/or Originating Broker:

This letter will serve to confirm our understanding and agreement about brokering a private equity loan for your commercial and residential clients. In the process of financing your deal, it is necessary that we speak directly to the borrower. It is important to the process that you, as the broker, inform the client that Equity Partners and their affiliates will be calling the client directly. Also be aware that our account executives, processors, agents, managers, title and/or funding manager will need to deal with the borrower at different times in the process. It is imperative to our process that you, as the broker not try to learn our process as it only confuses borrowers and wastes the time of our affiliates and co-workers who are diligently trying to close your client's loan so we all get a commission.

How you can help

It is important that you do not sell the borrower on our program as you do not know the program. That is quoting rates or terms etc. We will determine where the borrower fits and discuss the borrower's goals with him/her directly and apply the program the fits, or customize the financing for that particular client to accommodate the borrower's needs.

It is important that you do not call the various affiliates and agents for Equity Partners, as that will only disturb and confuse the parties involved and the disturbance will not be welcomed. If your borrower speaks to an agent it is not necessary that you call that agent to follow up for the borrower, again it only wastes the agent's time. You as the broker have one representative that is who you call. And again we would rather you use the broker update system to track files.

It is important that the broker does not interfere with the process in any way, which has in the past resulted in confusion and losing the deal and equates to all of us losing money.

It is important that you are aware that we are a rare source for you, and if every broker called every day for updates in addition to the clients that need to call our office, there would be no time to help clients and/or close loans. Also there are no “play by play” updates again it disrupts our process greatly and we have since added the broker update system to help you track your loans and give our agents better processing time without phone calls that may put our process off balance.

It is important that you as the broker follow these steps to insure that the deals flow smoothly. Please note that we reserve the right to cancel any deal that we feel is not working to our process or violates this agreement of procedures. Again, these measures are in place because they work. Having any interference is just adding obstacles to an already sophisticated process. It would be useful to make periodical contact with your borrower to see if the process is working smoothly, and if there is an issue, to contact your representative ONLY, that would be very helpful!

It is important to know that we have built up a well oiled machine and at times broker involvement has cost us time and money on deals. It is important that you are aware of the unbelievable potential that our relationship can offer you if you let it, and work with our process while not try to invent your own. This disclosure is to identify the issues and your roll in the process and that it is not in the broker’s best interest to call each office or agent of our fund. In fact it is not acceptable, nor permitted, and it’s just not your place. Your goal is our goal, and we would like to share with you how we can accomplish it together, you do your part by bringing the deal to the table, our staff has their independent jobs to close the deal and pay you, its that simple.

Please follow the advise of this agreement and acclimate yourself to allowing us to do the work needed. There are many variables to each deal that only our staff and resources can work through and if allowed I sincerely feel that you will prosper in an industry that has many difficulties and at the same time has no limits.

If this letter properly sets forth our understanding and agreement, please sign and return a copy to us at your earliest convenience.

Sincerely,

By: Richard Alino
Project Financing Manager

ACCEPTED AND AGREED
Accepting Broker

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