

Once a deal is signed up, this is an example of the agreement that First National will provide to the broker stating how the proceeds will be paid to the seller and broker at the time of closing.

Broker Purchase & Sale Agreement For Deed of Trust and Note

1. I/We, _____ (Broker) _____, hereby agree to broker to FIRST NATIONAL ACCEPTANCE COMPANY, that certain _____ (Document type) _____ executed between _____ (Seller) _____, Seller(s), and _____ (Payer on the note) _____ as Buyer(s) of which a true and accurate copy is attached to this Agreement and referenced as "Exhibit A." The terms of a certain _____ (Document type) _____ are listed as follows:

Date of Sale:
Sale Price:
Down Payment:
Interest Rate:
P&I Payment:
Date of First Payment:
Current Balance:

2. FNAC agrees to buy all of the remaining payments due and you agree to broker the above _____ (Document type) _____ described for the sum of _____ (Net Offer) _____ payable at closing. All commissions will be paid out of this amount. You agree to provide to FNAC, prior to closing, a signed agreement between you and the note seller specifying your cash offer to the seller.
3. FNAC's net offer of _____ (Net offer) _____ will be paid at closing in the following manner:
- a. Seller's agreed upon amount: \$xx,xxx.xx
 - b. Broker's proceeds: \$xx,xxx.xx
- Any unexpected fees discovered during due diligence (escrow balance discrepancy, delinquent taxes, etc.) will be deducted from the Seller's proceeds unless otherwise specified.
4. FNAC will complete a title commitment, examine the original instrument(s), appraise the property, verify pay history, Purchaser(s)'s credit and financial status and FNAC reserves the right to cancel this Agreement if any of the same are unsatisfactory to us.
5. This transaction shall be closed within 30 days from the date of this Agreement unless the closing date is extended by the mutual agreement between all parties involved. The seller(s) agree to execute all the necessary documents needed to transfer their interest in said Deed of Trust and to deliver the Deed of Trust and Note and such other documents to us as we may reasonably request.
6. Time is of the essence in respect to all representations, agreements, covenants, warrants and/or promises contained in this Agreement.

Dated this _____ day of _____ (Month) _____, _____ (year) _____.

Signed by:

*Dan Malcolm
First National Acceptance Company

*Broker