



MBA COMMUNITY

YOUR SPECIALIST FOR THE NEW MORTGAGE WORLD

Residential and Commercial/
Multifamily Regular Members

**MBA COMMUNITY: SPECIAL MEMBERSHIP
APPLICATION FOR COMMUNITY LENDERS**

**FIRST YEAR
BENEFITS Include
UP TO 4 MONTHS
FREE Membership
and More.**

Join MBA Today.

MBA

MORTGAGE BANKERS ASSOCIATION

The Mortgage Bankers Association (MBA) is your specialist for the new mortgage world.

We have the tools your business needs — not just to survive, but thrive.

Join MBA now to receive special membership benefits. Membership dues start at \$1,300 (approximately \$100 a month).

Special Benefits Include:

- One popular MBA Compliance Essentials:SM Resource Guide (valued at \$1,000). Your choice of one of the following guides:
 - + Ability to Repay/Qualified Mortgage (ATR/QM)
 - + Mortgage Servicing Rule
 - + Loan Originator Compensation
 - + Vendor Management
- One \$500 registration discount at any MBA conference

Up to 4 Months* of FREE Membership

Join now and get the rest of 2014 for free. Our membership year runs October 1–September 30. We are pleased to offer community lenders this timely membership package.

* Four months free membership is based on a June 2014 join date.

Residential & Commercial/Multifamily Regular Members

Special Promotion Membership Year: October 1, 2013–September 30, 2015*

To process your MBA membership application, select from the list of regular membership options below, follow the instructions on the corresponding pages, complete the enclosed forms and return along with your payment.

Regular Membership Options

- Originate and/or service residential (single-family) mortgages ONLY: Page 2
- Originate and/or service commercial/multifamily mortgages ONLY: Page 3
- Originate and/or service residential **AND** commercial/multifamily mortgages: Page 2
- Portfolio lender, investor or securitizer for commercial/multifamily mortgages ONLY: Page 3
- **Non-originating** investor or securitizer for residential mortgages: Page 2

Membership Policies

To process your new MBA membership, follow the instructions below, complete the enclosed **MBA Membership Application** and return it along with your payment.

MBA **membership is corporate**, therefore, parent companies, subsidiaries, sister companies or divisions operating under a different entity name must maintain their own membership.

Dues to MBA are not deductible as a charitable contribution but may be deductible in part as an ordinary and necessary business expense. Because MBA engages in lobbying activities on behalf of its members, the portion of dues allocated to MBA's lobbying, as defined by the Internal Revenue Service, is not deductible. **For 2014, the non-deductible portion of the dues is 20 percent.** Consult your tax advisor for additional information.

Companies meeting one of the following **company definitions** are eligible for regular membership in MBA:

- **Mortgage Banking Company:** company whose primary business is the origination and/or servicing of loans on residential, commercial and/or multifamily real estate.
- **Investor/Securitizer:** companies that do not originate or service mortgage loans either for sale to others or to be held in mortgage portfolio, but purchase mortgage loans or other types of real estate, and act as a securitizer or trader of mortgage-backed securities.
- **Portfolio Lender:** company that primarily originates loans on commercial/multifamily real estate and holds those loans in portfolio or purchases commercial/multifamily loans for portfolio.

Need Assistance?

If you have any questions or need assistance processing your MBA membership application, contact the MBA membership team at (800) 793-6222 (select option 1) or email join@mba.org.

* We are pleased to offer new community lender members up to 16 months of membership for the price of 12 (16 months based on June 2014 join date). Join now and be a member through September 30, 2015.

RESIDENTIAL DUES CALCULATION

Residential Regular Member Dues Assessment Definitions

All calculations are for the one-year period ending June 30, 2013.

- **Residential Originations** (complete lines ① and ④ below)
 - + Origination volume includes all first mortgage originations (sold or retained) — retail, broker, wholesale and correspondent — including loans on mobile homes. Do not include construction loans. Include all loans originated for main and branch offices.
- **Residential Servicing** (complete lines ② and/or ③ and ④ below)
 - + Servicing volume includes all servicing activity, including (a) servicing of loans for others (e.g. Fannie Mae, Freddie Mac, Ginnie Mae or private investors), whether serviced in-house or subserviced for your company by others, (b) servicing for your own portfolio, and (c) loans subserviced by your company for others.
- **Residential Mortgage Investment/Securitization** (complete lines ⑤ and/or ⑥ and ⑦ below)
 - + Mortgage Investment/Securitization includes all residential mortgage assets held by non-originating investors plus annual volume of residential mortgages issued as mortgage-backed securities (MBS).

Residential Mortgage Origination and Servicing Dues Calculation

	Volume	Dues Payable (See Page 6)
① Residential Originations	_____	\$ _____
② Residential Servicing, include (a) + (b) from servicing definition	_____	\$ _____
③ Residential Subservicing, include (c) from servicing definition	_____	\$ _____*
		* <i>Subservicing dues payable at 50% of the listed amount.</i>
④ Total Residential Origination/Servicing Dues (Line ① + ② + ③):		= \$ _____

Residential Investment/Securitization Dues Calculation (Non-Originating Investors Only)

	Assets/Volume	Dues Payable (See Page 6)
⑤ Residential mortgage assets held (Do not include originations held in portfolio. These should be included in line ① above.)	_____	
⑥ Residential mortgages issued as MBS	+ _____	
⑦ Total Residential Investment/Securitization Dues (Line ⑤ + ⑥)	= _____	\$ _____

Include total from Line ④ or total from Line ⑦ on the *Application Form* on Page 4.

If your company also serves the commercial or multifamily real estate market, go to the *Commercial/Multifamily Dues Calculation Form* on Page 3.

If your company does not serve the commercial or multifamily real estate market, go to the *Application Form* on Page 4.

COMMERCIAL/MULTIFAMILY DUES CALCULATION

Commercial/Multifamily Regular Member Dues Assessment Definitions

All calculations are for the one-year period ending June 30, 2013.

- **Commercial/Multifamily Origination** (complete lines ① and ③ below)
 - + Origination volume includes all first mortgage originations including loans on manufactured housing communities. Do not include construction loans or loans originated for your firm's portfolio. Include all loans originated for main and branch offices.
- **Commercial/Multifamily Servicing** (complete lines ② and ③ below)
 - + Servicing volume includes (a) servicing of all permanent loans for others including manufactured housing communities, (b) the whole loan volume of participations sold to others, and (c) servicing handled by sub-servicers or others where income accrues to your firm.
- **Commercial/Multifamily Portfolio** (complete lines ④ and ⑤ below)
 - + Portfolio includes all commercial and multifamily first mortgage originations that are originated and purchased and held in portfolio.
- **Commercial/Multifamily Investment/Securitization** (complete lines ④ and ⑤ below)
 - + Investment/Securitization includes all purchased mortgage loans or other types of real estate that are securitized and/or traded as mortgage-backed securities.

Commercial Mortgage Origination and Servicing Dues Calculation

	Volume	Dues Payable (See Page 8)
① Commercial/Multifamily Originations	_____	
② Commercial/Multifamily Servicing	+ _____	
③ Total Commercial/Multifamily Volume/Dues Payable	= _____	\$ _____

Commercial/Multifamily Portfolio/Investment/Securitization Dues Calculation

	Volume	Dues Payable (See Page 8)
④ Commercial/Multifamily Portfolio/Investment/Securitization	_____	\$ _____
⑤ Enter larger of two Dues Payable amounts from Line ③ or Line ④		\$ _____

Include total from Line ⑤ on the *Application Form* on Page 4.

Market Focus: Commercial Multifamily (Check all that apply.)

Residential & Commercial/Multifamily Regular Members

Membership Year: October 1, 2013–September 30, 2015

Residential Regular Member Dues (Line 4 or 7 from Page 2) \$ _____

Commercial/Multifamily Regular Member Dues (Line 5 from Page 3) \$ _____

Total 2014 Dues Payable \$ _____

Payment Information

Membership dues are non-refundable

Credit Card (MBA accepts credit card payments up to \$25,000)

VISA Master Card American Express Discover

Check Enclosed (Make payable to: Mortgage Bankers Association) **Bank Transfer** (Include copy of transfer receipt)

Card Number

Expiration Date

Name as it Appears on Card

Signature (required)

I certify that all data provided are correct to the best of my knowledge. The undersigned hereby applies for membership in the Mortgage Bankers Association and affirms that the applicant is in accord with and conducts business in conformity with the purposes of the MBA Canons of Ethics.

Company Name

Member Number

Completed By (print)

Phone Number

Date

Signature (required)**

** By signing this application of membership in the Mortgage Bankers Association, you consent for you and your company's employees to receive emails, faxes, and other electronic communications, as well as direct mail, related to MBA membership events, and to products and services of MBA, our affiliates, our affinity partners, and other select third parties.

Referred By

Name

Organization

Where to Submit

Express Mail Payments

First Data-Remitco
1150 South Avenue
Suite 201
Staten Island, NY 10314

Regular Mail Payments

Mortgage Bankers Association
P.O. Box 10448
Uniondale, New York 11555-0448

Bank Transfer

Call (800) 793-6222, select option 1
or email membership@mba.org.

Fax application forms with credit card
payment to: (202) 289-0635

Email application forms to
join@mba.org

For assistance, contact MBA's Membership
Team at (800) 793-6222, select option 1
or email join@mba.org.

Tax ID# 36-1505650

RETURN ALL COMPLETED FORMS (PAGES 2-7)

Company Information

Company Name _____ Year Organized _____

Street Address _____ City _____ State _____ Zip _____

Phone _____ Fax _____ Website _____

Type of Business (Please Check One):

- | | | |
|--|---|---|
| <input type="checkbox"/> Mortgage Banker
(non-depository) | <input type="checkbox"/> Commercial Bank | <input type="checkbox"/> Holding Company |
| <input type="checkbox"/> Mortgage Broker | <input type="checkbox"/> Credit Union | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Life Insurance Company | <input type="checkbox"/> Miscellaneous Investor | <input type="checkbox"/> Savings and Loan/Mutual
Savings Bank (please specify) |
| <input type="checkbox"/> Housing Finance Agency | <input type="checkbox"/> Thrift Institution | _____ |
| <input type="checkbox"/> Pension Fund | <input type="checkbox"/> Real Estate Investment Trust | _____ |

Primary Contact

The primary contact serves as the company's membership coordinator. The primary contact receives all corporate membership related communication, including receipts, renewal documents, etc., and has online access to manage the corporate roster, magazine subscriptions, etc.

Name Mr. Mrs. _____ Title _____

Street Address (if different than company address) _____ City _____ State _____ Zip _____

Phone _____ Fax _____ Email _____

Secondary Contact

The secondary contact also has online access to manage the company membership.

Name Mr. Mrs. _____ Title _____

Street Address (if different than company address) _____ City _____ State _____ Zip _____

Phone _____ Fax _____ Email _____

Company C.E.O. (if not the Primary or Secondary Contact)

Name Mr. Mrs. _____ Title _____

Street Address (if different than company address) _____ City _____ State _____ Zip _____

Phone _____ Fax _____ Email _____

APPLICATION

Your company's membership extends to your company's staff. Individuals linked to a company membership receive relevant communications related to industry activities and MBA programs and services, as well as discounts on conferences, products and services. Use the form below to add individuals to your company membership roster (copy as needed).

Company Staff

Name Mr. Mrs. Title

Street Address (if different than company address) City State Zip

Phone Fax Email

Name Mr. Mrs. Title

Street Address (if different than company address) City State Zip

Phone Fax Email

Name Mr. Mrs. Title

Street Address (if different than company address) City State Zip

Phone Fax Email

Name Mr. Mrs. Title

Street Address (if different than company address) City State Zip

Phone Fax Email

Name Mr. Mrs. Title

Street Address (if different than company address) City State Zip

Phone Fax Email

MORPAC Authorization

I authorize MORPAC, the political action committee of the Mortgage Bankers Association (“MBA”) of which the above referenced enterprise is a member, to solicit contributions from myself and the executive and administrative employees and shareholders of my company (those paid on a salary basis and have policymaking, managerial, professional, or supervisory responsibilities).

The authorization is effective for the years indicated below.

<input type="checkbox"/> 2014	_____	_____	_____
	Signature	Name (Print)	Date
<input type="checkbox"/> 2015	_____	_____	_____
	Signature	Name (Print)	Date
<input type="checkbox"/> 2016	_____	_____	_____
	Signature	Name (Print)	Date

	Company Name		

Contributions to MORPAC are used to support candidates to federal office. MORPAC may only solicit contributions from certain restricted classes of individuals. MORPAC is required to obtain written member company authorizations prior to soliciting individuals on the basis that they are eligible member employees or shareholders. Member authorizations are designated by year; multiple year authorizations are permitted at one time. A company may authorize only one trade association PAC each year to solicit permitted employees.

A MORPAC representative will contact you to receive your permission prior to soliciting any of your employees or shareholders pursuant to this authorization.

The above signatory is authorized to provide MORPAC with this solicitation authorization.

2014 MBA MEMBERSHIP DUES SCHEDULE

Residential & Commercial/Multifamily Regular Members

Effective for Dues Year October 1, 2013–September 2015

Residential Dues Schedule

Origination Volume (Millions)	2014 Dues	Servicing Volume (Millions)	2014 Dues
\$1-75	\$1,300	\$1-1,000	\$1,300
\$76-100	\$1,900	\$1,001-1,500	\$1,900
\$101-150	\$2,950	\$1,501-2,500	\$2,950
\$151-225	\$4,450	\$2,501-3,500	\$4,450
\$226-300	\$6,350	\$3,501-5,000	\$6,350
\$301-375	\$8,300	\$5,001-6,500	\$8,300
\$376-500	\$10,200	\$6,501-8,000	\$10,200
\$501-650	\$12,700	\$8,001-9,500	\$12,700
\$651-800	\$15,900	\$9,501-11,000	\$15,900
\$801-1,000	\$20,300	\$11,001-13,000	\$20,300
\$1,001-1,250	\$25,400	\$13,001-15,000	\$25,400
\$1,251-1,500	\$31,800	\$15,001-20,000	\$31,800
\$1,501-2,000	\$38,100	\$20,001-25,000	\$38,100
\$2,001-2,500	\$50,800	\$25,001-30,000	\$50,800
\$2,501-3,000	\$63,500	\$30,001-40,000	\$63,500
\$3,001-4,750	\$76,200	\$40,001-80,000	\$76,200
\$4,751-20,000	\$92,200	\$80,001 and above	\$92,200
\$20,001 and above	\$111,350		

Commercial/Multifamily Dues Schedule

Origination and Servicing Volume (Millions)	2014 Dues
\$1-100	\$1,800
\$101-160	\$2,150
\$161-250	\$2,700
\$251-500	\$3,450
\$501-1,000	\$5,000
\$1,001-2,500	\$8,100
\$2,501-5,000	\$12,100
\$5,001-10,000	\$18,550
\$10,001-25,000	\$23,000
\$25,001 and above	\$40,000

Mortgage Portfolio

(Commercial/Multifamily Only) **OR**
Investment/Securitization (Residential
and Commercial/Multifamily)

Dues Schedule

Mortgage Portfolio OR Investment/Securitization	2014 Dues
Less than \$1 billion	\$1,800
\$1-4.9 billion	\$4,000
\$5-9.9 billion	\$8,350
\$10 billion or greater	\$12,500

MBA CANONS OF ETHICS

Revised: October 1, 2012

CANON 1: Professionalism

Members conduct their business in a professional manner, ensuring that their personnel are knowledgeable in the areas of real estate finance in which they participate and are acting in compliance with sound industry practices.

CANON 2: Integrity and Confidentiality

Members act in a manner that recognizes that integrity and confidentiality are essential in the real estate finance industry.

CANON 3: Public Trust

Members do not commit fraud or misrepresentation against the public and do endeavor to protect the public against fraud, misrepresentation and unethical practices in the real estate finance business. Members help eliminate or prevent practices which could be damaging to the public or to the integrity of the real estate finance industry.

CANON 4: Fiduciary Responsibilities

Members maintain and use money or property held on behalf of others in a prudent, identifiable manner and for the purposes such were received.

CANON 5: Disclosure of Information

Members provide accurate, timely and meaningful information to those with whom they do business.

CANON 6: Conflicts of Interest

Members disclose any financial or other conflicts of interest.

CANON 7: Compliance with Laws

Members act in conformity with applicable laws and regulations and cooperate in every appropriate way with governmental bodies.

CANON 8: Non-discrimination

Members conduct their business without regard to the race, color, sex, religion, marital status, national origin or age of the persons with whom they deal.

CANON 9: Honesty in Advertising

Member advertisements and solicitations accurately describe products and services, using clear, simple, truthful and understandable statements.

CANON 10: Sanctity of Agreements

Members do not breach or avoid an agreement or commitment, whether written or oral.

CANON 11: Competition

Members support healthy competition in the real estate finance industry.

CANON 12: Ethics Compliance

Members and their employees engaged in real estate finance are familiar with and comply with these Canons. Members cooperate, promptly and in good faith, with any investigation related to compliance with these Canons. Failure to so cooperate may result in suspension from or termination of membership.

MBA

MORTGAGE BANKERS ASSOCIATION