



PREMIUM PARTNER (AFFILIATE) AGREEMENT

I. The Parties. This Referral Fee Agreement (“Agreement”) is between:

Company: G1 Investment, LLC (“Company”) with a mailing address of 7252 Benedict Avenue Suite B, Benedict, Maryland, 20612.

AND you, the Premium Partner (“Affiliate”).

Company and Affiliate are each referred to herein as a “Party” and, collectively, as the “Parties.”

II. Referral Business. The Parties agree that the referral business will depend on the Affiliate's ability to provide services related to Mortgage Financing (“Referral Business”).

III. Term. This Agreement shall begin on the Effective Date and terminate after notice has been given by either Party of at least five days.

IV. Referrals. The Company shall pay the Affiliate based on the following Compensation Models:

Premium Partner Compensation Model			
	Tier 1	Tier 2	Tier 3 (\$5M+ no limit)
Monthly Tier Volume	\$3,500,000.00	\$5,000,000.00	\$10,000,000.00
Average Compensation Percentage	2%	2%	2%

Compensation Example			
	Tier 1	Tier 2	Tier 3
Referral Partner Broker/Agent	\$7,000.00	\$12,500.00	\$30,000.00

Percentage Allocation			
	Tier 1 %	Tier 2 %	Tier 3 %
Referral Partner Broker/Agent	10.00	12.50	15.00

Sub-Affiliate Compensation Model			
	Tier 1	Tier 2	Tier 3 (\$5M+ no limit)
Monthly Tier Volume	\$3,500,000.00	\$5,000,000.00	\$10,000,000.00
Average Compensation Percentage	2%	2%	2%

Compensation Example			
	Tier 1	Tier 2	Tier 3
Referral Partner Override	\$1,400.00	\$2,500.00	\$6,000.00
Sub-Affiliate Broker/Agent	\$5,600.00	\$10,000.00	\$24,000.00

Percentage Allocation			
	Tier 1 %	Tier 2 %	Tier 3 %
Referral Partner Override	2.00	2.50	3.00
Sub-Affiliate Broker/Agent	8.00	10.00	12.00

The Affiliate shall be compensated up to fifteen percent (15.00%) of earned commission on funded and closed mortgage loan volume under exemptions 12 CFR 1024.5(b). Earned Commission is the commission received from the



broker/origination fee charged on the Final HUD-1/Settlement Statement and paid by the borrower at closing. Company charges a broker fee or origination fee on each transaction. The Affiliate will get up to 15% of the earned/received origination/broker fee.

The Affiliate will get paid via wire transfer within thirty (30) calendar days from when the company receives the origination compensation from the settlement company.

We aim to ensure the Affiliate is paid as quickly as possible. Regular bank processing times may vary from bank to bank. Please communicate with us if you feel there is an issue with your payment. You can contact us at info@g1investment.com or the current published corporate email.

The Affiliate can create a team of "Sub-Affiliates" as subcontractors to this contract agreement. The Company will prepare an Affiliate Subcontractor agreement upon request via the Subcontractor Affiliate intake form. The Sub-Affiliate will receive a compensation plan that is equal to 80% of the Contractor Compensation Model. The additional 20% will be paid to the Affiliate as an override team bonus. ("Referral Amount")

V. No Leads. The Company shall not pay for Leads and only for the Referral Amount described in Section IV.

VI. Payment. Payments made by the Company to the Affiliate shall be in accordance with Section X:

Two business/working days after the compensation for the referred transaction has been received ("Payment").

Payment shall be made in accordance with Sections VII & X.

VII. Payment Method. The Payment shall be made by:

Wire Transfer or Check (*if paid via check, standard delays in delivery times are to be expected*)

VIII. Exclusivity. The Parties agree that this commitment is not to be construed as a commitment by either of the Parties to work exclusively with one another regarding referrals of a potential new business or any other business activities.

IX. Non-Circumvention. The Parties agree that all third (3rd) parties introduced to one another represent significant efforts and working relationships unique to, and part of, the work product and intellectual capital. Therefore, without prior written consent, the Parties agree to refrain from conducting direct or indirect business dealings of any kind with any third (3rd) party so introduced, except third (3rd) parties with either of the Parties previously had a formal business relationship, for a period of three (3) years before the Effective Date of this Agreement.

X. Payment Conditions. The Company shall make the Payment to the Affiliate after collecting full payment for the referred business. Suppose the transaction in connection with the Referral Amount(s) shall be refunded or disputed. In that case, the Company shall be owed any and all Referral Amount(s) paid to the Affiliate. At the option of the Company, the owed Referral Amount(s) from a dispute or refund shall either be applied to future Referral Amount(s) paid or be paid immediately by the Affiliate.

XI. Confidentiality. The Parties acknowledge that the existence and the terms of this Agreement and any oral or written information exchanged between the Parties in connection with the preparation and performance of this Agreement are regarded as confidential information. Each Party shall maintain the confidentiality of all such confidential information. Without obtaining the written consent of the other Party, it shall not disclose any relevant confidential information to any third (3rd) parties, except for the information that: (a) is or will be in the public domain (other than through the receiving Party's unauthorized disclosure); (b) is under the obligation to be disclosed under the applicable laws or regulations, rules of any stock exchange, or orders of the court or other government authorities; or (c) is required to be disclosed by any Party to its shareholders, investors, legal counsels or financial advisors regarding the transaction contemplated hereunder, provided that such shareholders, investors, legal counsels or financial advisors shall be bound by the confidentiality obligations similar to those outlined in this Section. Disclosure of



confidential information by any employee, officer, staff, affiliates, or other agents by any Party shall be deemed disclosure of such confidential information by such Party, which Party shall be held liable for breach of this Agreement. This Section shall survive this Agreement for a period of the maximum allowed under State and Federal law.

XII. Governing Law. This Agreement shall be governed by and construed by the laws in the State of Maryland.

XIII. Severability. In the event any provision or part of this Agreement is found to be invalid or unenforceable, only that particular provision or part so found, and not the entire Agreement, shall be considered invalid.

XIV. Additional Terms & Conditions. The Affiliate will receive a custom link for a Quick Quote application and a Pre-Approval Application. The custom link connects the referral client and the Affiliate to Company within our Investor Management Software. The Affiliate does not need to do anything else to make the referral connection other than share their custom links with the client. We will ensure that the client remains connected and linked to the Affiliate. We aim to ensure that the Affiliate remains the referral source for any client they refer to the Company that gets a loan funded and closed. A funded and closed loan is a loan transaction where the borrower has signed their final loan documents, the settlement attorney has disbursed the wire to all respective parties, and all respective parties have received all disbursed funds cleared in their respective bank accounts.

The referral is not considered "forever linked" to the Affiliate until they have a loan transaction funded and closed. However, once the loan is funded and closed, the Affiliate keeps/retains the client as a referral source. The Affiliate must respond to all communication sent to the Affiliate from the Company within 30-days, with all subscription payments paid to date (*if applicable*), to remain active and in good standing. Suppose the Affiliate fails to respond to the communication sent by the Company via email, phone call, physical mail, SMS, or any other physical or digital means, and their subscription payment has lapsed. In that case, the client will be placed on an inactive list. The client will remain on the inactive list for 60-days while the Company attempts to reach them. If the Company cannot reach the Affiliate after the 60-day inactive period, the Affiliate will be permanently removed from the Referral program. The Affiliate can re-register for the Referral program at a later time but will not retain any previous clients. However, the Affiliate can re-activate a previous client under the same rules stated above as long as that client has not been referred by another Affiliate in active/good standing.

All loans funded under this agreement are considered "BUSINESS PURPOSE" mortgage loans and not for consumer purposes. The Affiliate agrees that they will not be compensated for any "CONSUMER PURPOSE" mortgage loans as defined under 12 CFR 1024.5(a). The Affiliate agrees that if a consumer-purpose loan is funded by a referred lender or broker, no referral compensation will be paid on that loan volume. The Affiliate further agrees that it will never receive any benefit for referring a consumer-purpose mortgage loan to the Company, its affiliates, and/or assigns. The Company does not secure financing for consumer-purpose mortgages. The Company does not finance any owner-occupied properties, including primary residence and second homes.

The Affiliate understands that this agreement does not constitute an employer-employee relationship. The Affiliate is not an employee of the Company and, therefore, will not be covered or bound by any employment laws or agreements currently in place by the Company.

XV. Entire Agreement. This Agreement constitutes the entire agreement between the Parties hereto concerning the subject matter contained in this Agreement and supersedes all prior agreements, understandings, and negotiations between the Parties.

NON-DISCLOSURE AGREEMENT (NDA)



I. The Parties. This Unilateral Non-Disclosure Agreement, hereinafter referred to as the "Agreement," permanently effective, hereinafter referred to as the "Effective Date," is by and between:

Releasor is described as a business entity known as G1 Investment. LLC ("Releasor").

AND

Recipient described as 1 PREMIER Partner ("Recipient").

II. Confidential Information. The term "Confidential Information" includes, but is not limited to, all information owned by the Releasor and not generally known to the public or in the relevant trade or industry that is communicated orally, written, printed, electronically or any other form or medium, or which was learned, discovered, developed, conceived, originated, or prepared by the Recipient in the scope and course of their relationship with the Releasor, relating directly or indirectly to business processes, technical data, trade secrets, know-how, advice, consultations, proprietary information, client lists, client instructions, assets, business operations, specifications, designs, plans, drawings, hardware, software, data, prototypes or other business and technical information belonging to any client of the Releasor, operational methods, economic and business analyses, models, strategies, and projections, promotion methods, trade show information and contacts, and other proprietary information relating to the business of the Releasor and any and all other concepts, as such Confidential Information pertains personally to principals or other information that has independent economic value.

III. Non-Disclosure. The Recipient agrees that it shall have the obligation to:

- (a) hold the Confidential Information in the strictest of confidence;
- (b) not use the Confidential Information for any personal gain or detrimentally to the Releasor;
- (c) take all steps necessary to protect the Confidential Information from disclosure and to implement internal procedures to guard against such disclosure;
- (d) not disclose the fact that the Confidential Information has been made available or that discussions and negotiations are taking place or have taken place or any of its terms, conditions, or other facts with respect to the transaction; and
- (e) not disclose or make available all or any part of the Confidential Information to any person, firm, corporation, association, or any other entity for any reason or purpose whatsoever, directly or indirectly, unless and until such Confidential Information becomes publicly available other than as a consequence of the breach by the Recipient of their confidentiality obligations hereunder.

This Section shall survive and continue after any expiration or termination of this Agreement and shall bind the Recipient, its employees, agents, representatives, successors, heirs, and assigns.

IV. Exceptions to Confidential Information. The Recipient shall not be restricted from disclosing or using Confidential Information that:

- (a) was freely available in the public domain at the time it was communicated to the Recipient by the Releasor;
- (b) subsequently came to the public domain through no fault of the Recipient;
- (c) is in the Recipient's possession free of any obligation of confidence at the time it was communicated to the Recipient by the Releasor;
- (d) is independently developed by the Recipient or its representatives without reference to any information communicated to the Recipient by the Releasor;



(e) is provided by the Recipient in response to a valid order by a court or other governmental body, as otherwise required by law; or

(f) is approved for release by written authorization of an officer or representative of the Releasor;

V. Use or Disclosure of Confidential Information. Recipient shall only use the Confidential Information as directed by the Releasor and not for its own purposes or the purposes of any other party. Recipient shall disclose the Confidential Information received under this Agreement to any person within its organization only if such persons are on a "need to know" basis. Recipient shall advise each person to whom disclosure is permitted that such information is the confidential and proprietary property of the Releasor and may not be disclosed to others or used for their own purpose. This Section shall survive and continue after any expiration or termination of this Agreement and shall bind the Recipient, its employees, agents, representatives, successors, heirs, and assigns.

VI. Notice of Disclosure. In the event that the Recipient receives a request or is required (by deposition, interrogatory, request for documents, subpoena, civil investigative demand, or similar process) to disclose all or any part of the Confidential Information, the Recipient agrees, if legally permissible, to (a) promptly notify the Releasor of the existence, terms, and circumstances surrounding such request or requirement, (b) consult with the Releasor on the advisability of taking legally available steps to resist or narrow such request or requirement and (c) assist the Releasor in seeking a protective order or another appropriate remedy; provided, however, that the Recipient shall not be required to take any action in violation of applicable laws. In the event that such protective order or other remedy is not obtained or that the Releasor waives compliance with the provisions hereof, the Recipient shall not be liable for such disclosure unless disclosure to any such tribunal was caused by or resulted from a previous disclosure by the Recipient not permitted by this Agreement.

VII. Term. This Agreement, with respect to Confidential Information, will remain in effect for perpetuity.

VIII. Return of Confidential Information. Upon request from the Releasor or upon the termination of negotiations and evaluations between the Parties, Recipient will promptly deliver to Releasor all originals and copies of all documents, records, software programs, media, and other materials containing any Confidential Information. Recipient shall also return to Releasor all equipment, files, and other personal property belonging to Releasor. Recipient shall not be permitted to make, retain, or distribute copies of any Confidential Information and shall not create any other documents, records, or materials in any form whatsoever that includes the Confidential Information.

IX. Indemnification. The Parties agree to indemnify and keep each other, at all times, fully and effectively indemnified in respect of any and all claims, demands, losses, damages, liabilities, costs, and or expenses of any kind whatsoever incurred by the Releasor which arises out of or in connection with any breach of this Agreement by the Recipient.

X. Notice. Any notice provided in this Agreement must be in writing and must be either personally delivered, mailed by first class mail (postage prepaid and return receipt requested), or sent by reputable overnight courier service (charges prepaid) to the Parties at the addresses below indicated:

Releasor's Address: 7252 Benedict Avenue Suite B, Benedict, Maryland, 20612

If the above-stated addresses should change the Parties shall specify by certified mail, with return receipt, to one another.

XI. Covenants. The parties hereto agree that the covenants, agreements, and restrictions (hereinafter "this covenant") contained herein are necessary to protect the business goodwill, business interests, and proprietary



rights of the Releasor and that the parties hereto have independently discussed, reviewed, and had the opportunity of legal counsel to consider this Agreement.

XII. Authority. This Agreement sets forth the entire Agreement and understanding between the Parties and supersedes all prior oral or written agreements and understandings relating to the subject matter of this Agreement. This Agreement may not be modified or discharged, in whole or part, except by consent in writing signed by the Parties.

XIII. Assignment. This Agreement may not be assigned or otherwise transferred by either party without the prior written consent of the non-transferring party.

XIV. Binding Arrangement. This Agreement will be binding upon and inure to the benefit of the parties hereto and each Party's respective successors and assigns.

XV. Severability. In the event that any provision of this Agreement is held by a court of competent jurisdiction to be unenforceable because it is invalid or in conflict with any law of any relevant jurisdiction, the validity of the remaining provisions shall not be affected, and the rights and obligations of the parties hereto shall be construed and enforced as if the Agreement did not contain the particular provision(s) held to be unenforceable.

XVI. Governing Law. This Agreement shall be governed by and construed in accordance with the laws in the State of Maryland.

XVII. Authority. Each party hereto represents and warrants that it has the full power and authority to enter into and perform this Agreement, and each party knows of no law, rule, regulation, order, agreement, promise, undertaking, or other fact or circumstance which would prevent its full execution and performance of this Agreement.

Your agreement to the Terms & Conditions on the Registration form represent your agreement to all of the information contained in this form.