



Join the Leader and See Where it Takes You

Southwest Funding, Leader in Mortgage Branch Opportunities

Who We Are

- Established in 1993
- Based in Dallas, Texas
- Mortgage branching since 1999
- Privately held
- INC Magazine – fastest growing private companies
- The industry leader in mortgage branch opportunities
- Dallas Business Journal – largest residential mortgage lenders

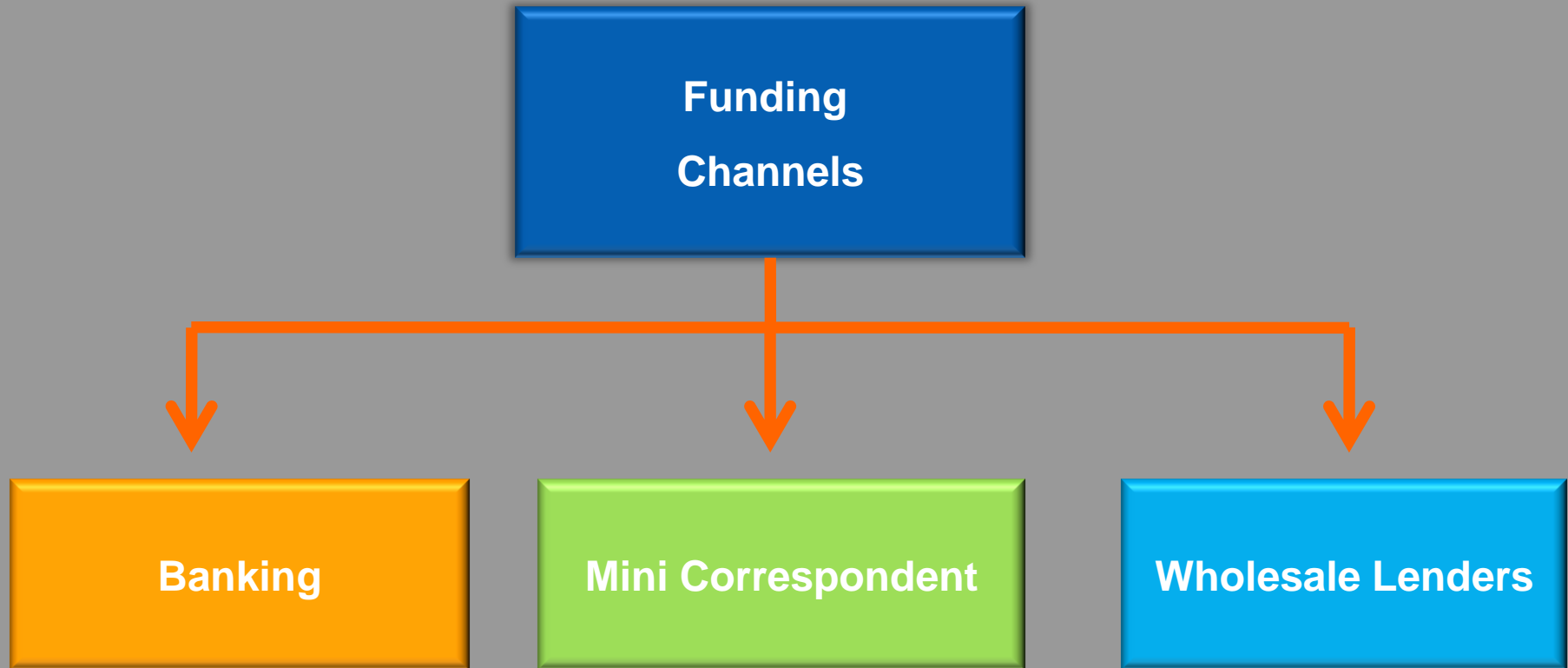


Company Overview

- HUD approved since 1996
- Direct Endorsement Lender
- Delegated Underwriting
- Multiple warehouse lines with capacity to quadruple current production
- Three funding channels
 - Southwest Funding Banking
 - Mini correspondent
 - Multiple wholesale lenders



How We Fund Loans



Three Funding Channels

Banking	Mini Correspondent	Wholesale Lenders
<ul style="list-style-type: none">■ Paperless underwriting■ Online product and pricing engine■ FNMA, FHLMC, FHA, VA, USDA■ 24-48 hour turn times■ Competitive rates and superior service■ Dedicated account executive■ Multiple lender paid compensation tiers■ Use any Appraisal Management Company	<ul style="list-style-type: none">■ Mortgage Banking with investor underwriting loan file■ Franklin American, Flagstar Bank, Plaza Home Mortgage■ No SRP/premium disclosure■ Multiple lender paid compensation tiers	<ul style="list-style-type: none">■ Competitive lender paid compensation level■ Expansive list of more than 20 well known wholesale lenders■ Proprietary online database with searchable product information■ Rating and feedback system on every lender■ KeyTeam Support

Our Mortgage Products

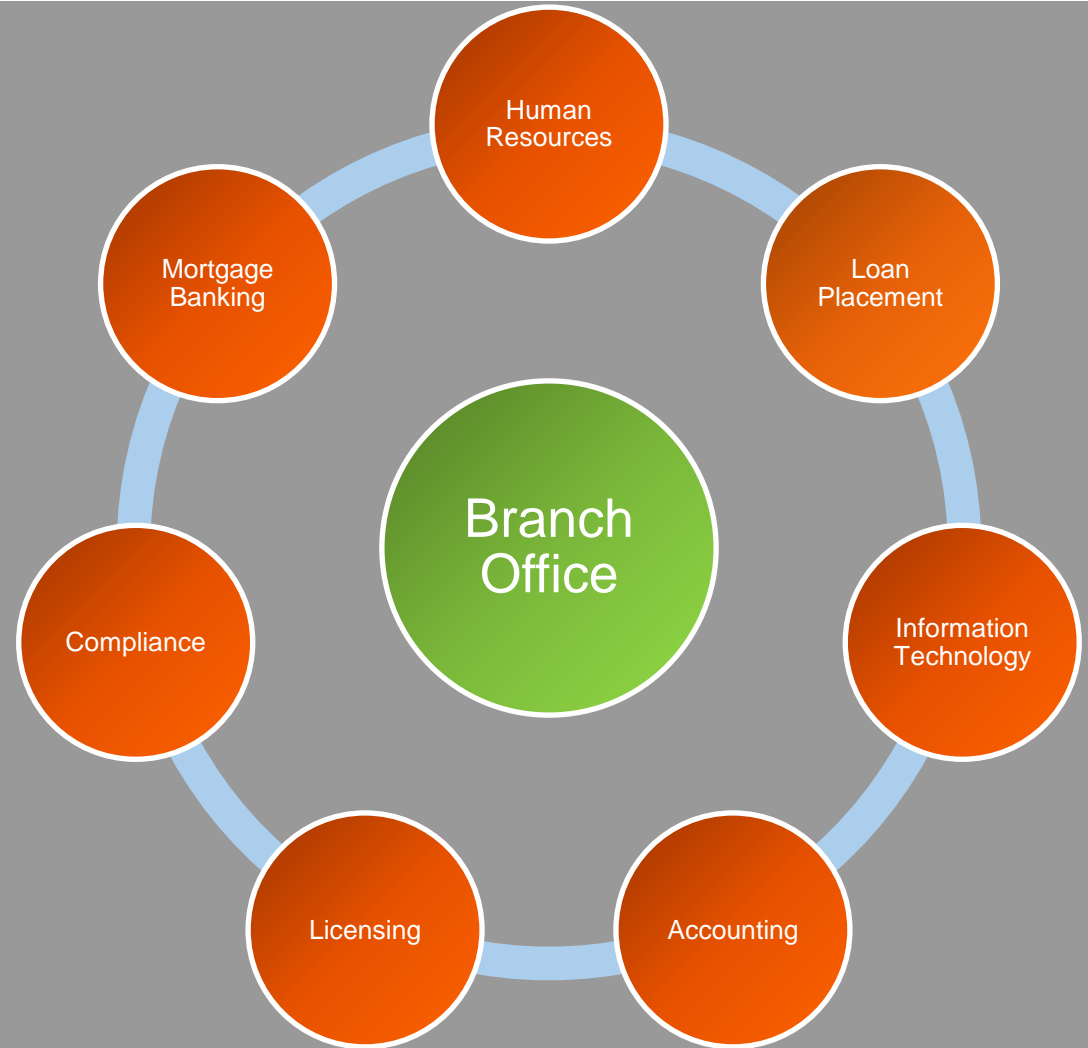
- FHA
- VA
- Conventional – FNMA/FHLMC
- USDA
- Reverse/HECM
- FHA sub 620 FICO
- FHA 203k
- Jumbo
- FNMA Homepath
- Manufactured housing
- Much more...



Branch Support

“I am proud to say that I have been affiliated with Southwest Funding since early 2008. During this time I have been very satisfied with the resources Southwest Funding provides and the support given to my branch office by the corporate staff. I highly recommend Southwest Funding for anyone looking to expand their mortgage business and to anyone who has a vision to succeed in the mortgage profession for a very long time.”

Richard Smith, Branch Manager #835



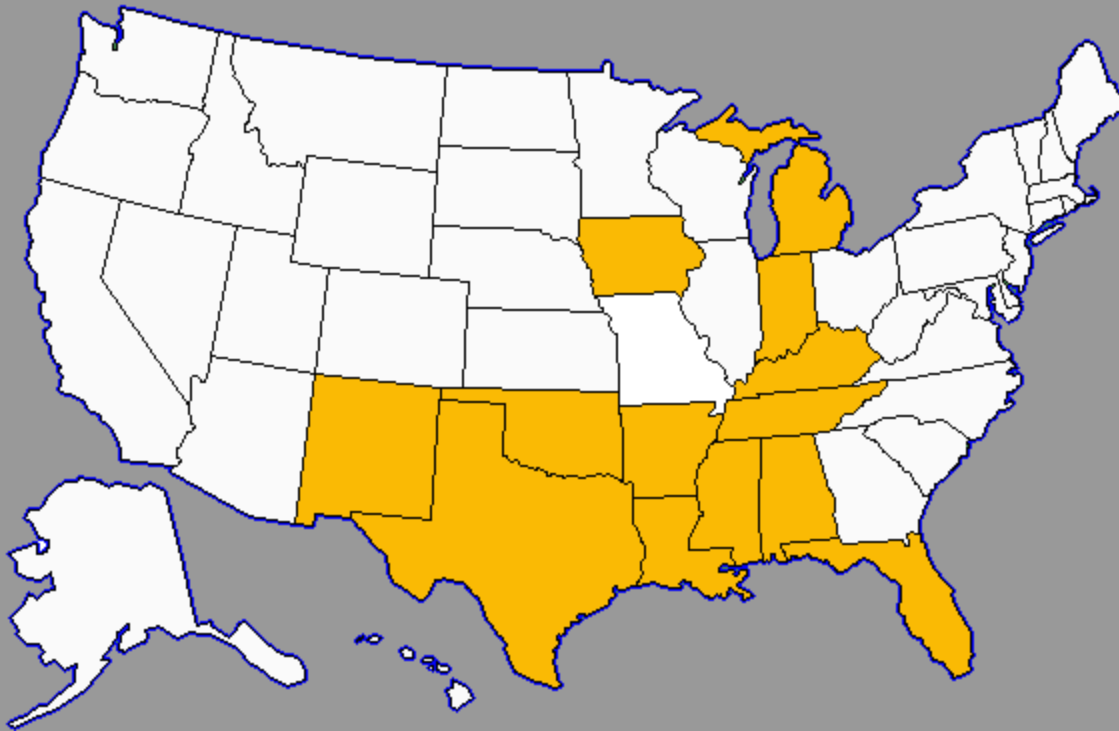
How We Compensate You

- 100% payout
- Up to 300 BPS per loan
- 25 BPS loan officer bonus on Southwest Funding Banking
- Multiple compensation levels
- Federal Reserve Board and Dodd-Frank compliant



States Where We Are Approved

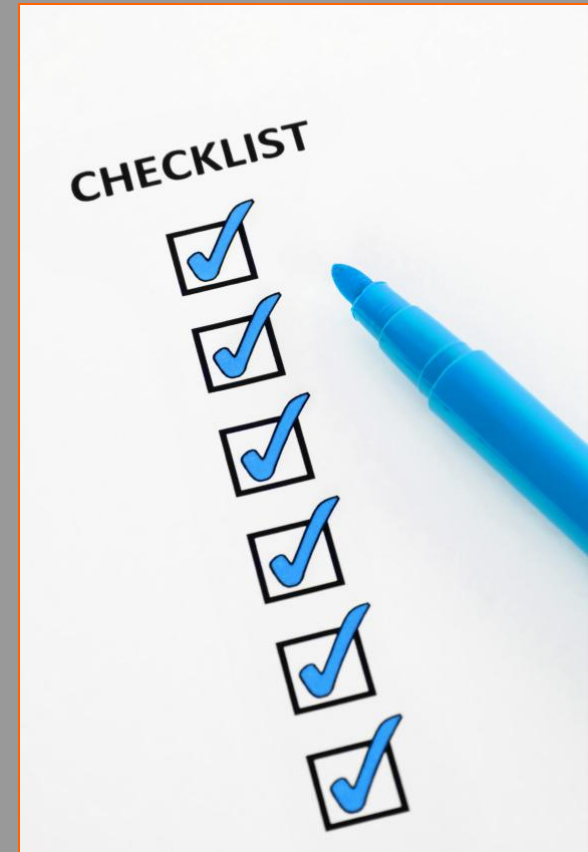
Licensed in 13 States



- Alabama
- Arkansas
- Florida
- Indiana
- Iowa
- Kentucky
- Louisiana
- Michigan
- Mississippi
- New Mexico
- Oklahoma
- Tennessee
- Texas

How We Are Different

- **NO** first right of refusal on any loan
- **NO** corporate loan officers to compete against
- **NO** reserve account required
- 100% retail lender; we don't offer wholesale
- Technology driven
- Multiple funding channels
- 24/7 online access to your branch account
- Proven track record in mortgage branching for over 10 years



What Our People Say



“I really enjoy being a part of the Southwest Funding team. I've worked with other net branch companies in the past but no one compares to the level of individual service Southwest Funding provides.”

Dio Vannucci, Branch Manager #940



“The support I receive from the corporate office - whether it is to run a scenario for an investor (they have so many to pick from), to discuss current regulations within the industry, or simply just to visit, they are always here for me.”

Elizabeth Breaux, Branch Manager #971



“Our excellent resources and corporate team help me be more successful and I cannot imagine being in this industry and not working for Southwest Funding! The entire organization is TOPS!”

Mickey Smith, Branch Manager #621



“Southwest Funding has only continued to impress me with their dedication and commitment to being not one of the best but THE BEST mortgage company in the nation.”

Tim Sampson, Branch Manager #516

Contact Us Today



Find out what we can do for you.

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