

**MORTGAGE LENDER  
SPECIAL DEPOSIT BOND  
STATE OF SOUTH CAROLINA**

**Bond Number** \_\_\_\_\_

**Effective Date** \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS, That the undersigned \_\_\_\_\_  
Name of Managing Principal/Owner/Authorized Officer  
as authorized by principal \_\_\_\_\_ and the undersigned \_\_\_\_\_  
Name of Mortgage Lender Company and d/b/a Name of Surety's Agent

as authorized by surety \_\_\_\_\_ are firmly held and bound unto the Commissioner of the Board of  
Name of Surety Company  
Financial Institutions, Consumer Finance Division of the State of South Carolina in full and just sum of \$ \_\_\_\_\_ dollars,  
to which payment we bind ourselves and our respective successors and assigns jointly and severally.

Sealed with our seals and dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ in the year of our  
Lord \_\_\_\_\_.

WHEREAS, Section 37-22-140 of the Code of Laws of South Carolina, 1976, as amended, requires that a mortgage lender deposit and thereafter continuously maintain a bond in the amount of \$ \_\_\_\_\_ dollars. The bond is to be executed by a surety company authorized by the laws of this State to transact business in South Carolina and must be for the use of the State as well as any consumers who have a cause of action against the mortgage lender.

AND WHEREAS, the \_\_\_\_\_ aforesaid, desires to transact business within the State of South Carolina in accordance with the terms of its laws and to deposit with the Commissioner a good and solvent bond in the sum of \$ \_\_\_\_\_ dollars, does by this instrument furnish that bond.

NOW THEREFORE, the condition of this bond is such that if the above principal has failed to comply with the Licensing of Mortgage Lenders Act, S.C. Code § 37-22-110 et seq. or has failed to provide contracted mortgage lender services to customers as determined by the Commissioner after notice and opportunity for hearing, then we the Beneficiary (Consumer Finance Division of SC State Board of Financial Institutions) are entitled to the sum of \$ \_\_\_\_\_.

PROVIDED, HOWEVER, that liability hereunder may be terminated either (a) by written notice from the surety to the Commissioner that liability shall terminate upon the expiration of forty five (45) days from the date of such notice, or (b) upon written authorization mailed to the surety by the Commissioner.

IN WITNESS whereof the principal and surety have set their hands and affixed their seals in the manner and form following:

In presence of witnesses as to principal:

Name of Principal:

(1) \_\_\_\_\_

\_\_\_\_\_

(2) \_\_\_\_\_

By: \_\_\_\_\_

President (Officer)/Managing Principal

In presence of witnesses as to surety:

Name of Surety:

(1) \_\_\_\_\_

\_\_\_\_\_

(2) \_\_\_\_\_

By: \_\_\_\_\_

President (Officer)/Attorney in fact

**EXECUTION BY PRINCIPAL AND SURETY MUST BE PROBATED ON REVERSE SIDE.**

**WITNESS AS TO PRINCIPAL**

**STATE OF** \_\_\_\_\_,

\_\_\_\_\_ County.

Before me, the subscribing Notary Public, personally appeared \_\_\_\_\_  
and made oath that he/she saw the within named \_\_\_\_\_  
represented by \_\_\_\_\_ sign, seal, and deliver the within Bond, and  
that he/she with \_\_\_\_\_ subscribed their names as witness thereto.

Witness number one (see front of bond)

Witness Number two (see front of bond)

Sworn to and subscribed before me this  
\_\_\_\_\_ day of \_\_\_\_\_  
A.D., 20\_\_\_\_.

\_\_\_\_\_  
To be signed by witness one or two (see front of bond)

\_\_\_\_\_  
(L.S.)  
Notary Public

**WITNESS AS TO SURETY**

**STATE OF** \_\_\_\_\_,

\_\_\_\_\_ County.

Before me, the subscribing Notary Public, personally appeared \_\_\_\_\_  
and made oath that he/she saw the within named \_\_\_\_\_  
represented by \_\_\_\_\_ sign, seal, and deliver the within Bond, and  
that he/she with \_\_\_\_\_ subscribed their names as witness thereto.

Witness number one (see front of bond)

Witness Number two (see front of bond)

Sworn to and subscribed before me this  
\_\_\_\_\_ day of \_\_\_\_\_  
A.D., 20\_\_\_\_.

\_\_\_\_\_  
To be signed by witness one or two (see front of bond)

\_\_\_\_\_  
(L.S.)  
Notary Public

Persons executing for the Surety, other than corporate officers, must attach a Power of Attorney authorizing such person to execute surety bonds for the Surety.

Mailing Address of the Surety

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Tel. No. \_\_\_\_\_

Mailing Address of the Board of Financial Institutions

Consumer Finance Division  
1205 Pendleton Street, Suite 306  
Columbia, South Carolina 29201  
Telephone Number 803-734-2020

NAME, ADDRESS AND TELEPHONE NUMBER OF SURETY CONTACT IN THE EVENT A CLAIM MUST BE FILED.

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_  
(CITY, STATE AND ZIP CODE)

E-MAIL: \_\_\_\_\_

TEL. NO. \_\_\_\_\_

FAX NO. \_\_\_\_\_

Surety Solutions, LLC