

Recording Requested By and Return To:

Velocity Commercial Capital, LLC
2945 Townsgate Road, Suite 110
Westlake Village, CA 91361

Space above reserved for recording purposes

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, [_____] a
[_____] [_____] (the “**Table Funder**”) Grantor, will
be making certain mortgage loans (collectively, the “**Mortgage Loans**”) that are subsequently
purchased by and assigned to Velocity Commercial Capital, LLC, a California limited
liability company (“**Velocity**”), Grantee, with an address of 2945 Townsgate Road, Suite 110
Westlake Village, CA 91361;

WHEREAS, in connection with Velocity’s purchase of the Mortgage Loans, Table Funder
is required to assign the Mortgage Loans (collectively, “**Loan Assignments**”) and to deliver to
Velocity all documents, instruments and agreements evidencing, securing, underwriting or
otherwise relating to, the Mortgage Loans or the property secured thereby (collectively, the “**Loan
Documents**”);

WHEREAS, Velocity has requested that the Table Funder grant this Limited Power of
Attorney to Velocity to enable Velocity to execute and deliver, on behalf of Table Funder, all
documents, instruments and agreements, and take all other actions, required (a) to effect the Loan
Assignments (collectively, the “**Loan Assignment Documents**”), and (b) to allow Velocity to
obtain any and all Loan Documents from Mortgage Loan borrowers, guarantors and other third
parties (collectively, “**Document Requests**”).

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

Table Funder does hereby make, constitute and appoint Velocity, by and through Velocity's officers, the Table Funder's true and lawful Attorney-in-Fact, in the Table Funder's name, place and stead and for the Table Funder's benefit, in connection with all Mortgage Loans, for the purpose of executing all Loan Assignment Documents and Document Requests in the name of the Table Funder, and performing all acts that may be customarily and reasonably necessary and appropriate to effect the purposes of the Loan Assignment Documents and the Document Requests.

The enumeration of particular powers hereinabove is not intended in any way to limit the grant to Velocity as Table Funder's attorney-in-fact of full power and authority with respect to the subject matter covered hereby, as fully, to all intents and purposes, as the Table Funder might or could do if personally present, hereby ratifying and confirming whatsoever such attorney-in-fact shall and may do by virtue hereof; and the Table Funder agrees and represents to those dealing with such attorney-in-fact that they may rely upon this Limited Power of Attorney until termination of this Limited Power of Attorney under the provisions below. Any and all third parties dealing with Velocity as the Table Funder's attorney-in-fact may rely completely, unconditionally and conclusively on Velocity's authority and need not make inquiry about whether Velocity has continued power and authority to act as attorney-in-fact pursuant to this Limited Power of Attorney. Any borrower, guarantor, title company, recorder's office or other third party may rely upon a written statement by Velocity that any particular Mortgage Loan, Loan Assignment or Loan Document is subject to and included within the coverage of this Limited Power of Attorney.

Any act or thing lawfully done by Velocity, and otherwise authorized under this Limited Power of Attorney, shall be binding on the Table Funder and the Table Funder's successors and assigns.

This Limited Power of Attorney shall continue in full force and effect until the suspension or termination of this Limited Power of Attorney by the Table Funder; provided, however, that in such case, this Limited Power of Attorney shall be deemed to continue for a period of thirty (30) days to the extent necessary to allow Velocity to effect the purposes of this Limited Power of Attorney as to any Loan Assignments or Loan Documents relating to Mortgage Loans previously purchased by Velocity.

This Limited Power of Attorney may be recorded by Velocity to provide evidence of record of the terms and provisions hereof, and the rights of Velocity hereunder.

[No Further Text on this Page]

IN WITNESS WHEREOF, the Table Funder has caused its corporate seal to be hereto affixed and these presents to be signed and acknowledged in its name and behalf by [_____] , its duly elected [_____] and authorized this [_____] day of [_____] 202[____].

[_____]

Name: [_____] _____
Title: [_____]

Witness 1:

Signature

Printed Name and Title

Witness 2:

Signature

Printed Name and Title

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of _____

County of _____

On _____ before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public: _____
My Comm. Expires: _____