PREMIERE ASSET SERVICES
AGENT'S CONDUCT

Real Estate Agents / JV Brokers (the "Agent") hired by Wells Fargo Home Mortgage, a division of Wells Fargo Bank, N.A. doing business as Premiere Asset Services (Wells Fargo/PAS) are expected to adhere to all ethical codes and professional standards promulgated by their applicable licensing authorities and professional associations. In addition, in order to ensure the highest integrity of Wells Fargo/PAS in the industry and to avoid any actual or perceived conflicts of interest, it is expected that Wells Fargo/PAS Agents/Brokers comply with the following when representing the interests of Wells Fargo/PAS:

- The Agent/Broker shall not reveal any confidential information concerning Wells Fargo/PAS or use confidential information obtained in the course of engagement by Wells Fargo/PAS to the advantage of the Agent/Broker or to the advantage or disadvantage to other third parties.

- The Agent/Broker shall not be an employee, an immediate family member of or related by marriage to any employee or an immediate family member of any employees of the business units which do business under the name of Premier Asset Services within the Wells Fargo Home Mortgage division of Wells Fargo Bank, N.A.

- The Agent/Broker shall not recommend or suggest to a prospective purchaser to use the services of Broker / Agent's "in-house lender."

- Neither the Agent/Broker nor any person who is an immediate family member of the Agent/Broker, related to the Agent/Broker by marriage or employed by the Agent/Broker or the Broker / Agent's employer shall purchase any Property being foreclosed by Wells Fargo/PAS or being sold by Wells Fargo/PAS.

- The Agent/Broker must use independent third-party vendors to perform all necessary and pre-approved maintenance or repairs. The Agent/Broker is precluded from using vendors that they are affiliated with or from using vendors who are immediate family members of the Agent/Broker.

- The Agent/Broker will be required to pass a U.S. Treasury Office of Foreign Assets Control ("OFAC") check each year and provide a copy of their active real estate license and Errors and Omissions insurance policy.

- The Agent/Broker will personally complete all BPO's assigned by Wells Fargo/PAS.

- The Agent/Broker shall not take any action in connection with a Wells Fargo/PAS Property which could result in a conflict of interest or be perceived as a conflict of interest, whether actual or not.

- The Agent/Broker shall not charge a transaction fee to the buyer nor to the buyer's agent for any transaction involving the purchase of a Wells Fargo/PAS Property.

- The Agent/ Broker shall act in a professional manner at all times treating all customers, tenants, outside vendors with respect.

- The Agent / Broker will be expected to submit all offers made and received during the marketing of PAS Properties to Wells Fargo/PAS for review, including but not limited to, offers to purchase and financial relocation assistance offers. The Agent / Broker will be expected to follow guidelines in offering relocation assistance to occupants of PAS properties.

Failure to comply with the foregoing policies may result in removal from the agent network and re-assignment of any current listings.