

MORTGAGE BROKER FEE DISCLOSURE

You have applied to a mortgage broker for a residential mortgage loan. The mortgage broker will submit your application for a residential mortgage loan to a lender with which the mortgage broker contracts upon such terms and conditions as you may request or a lender may require. This form supplements other disclosures or agreements required by law that you should receive from the mortgage broker concerning your loan application.

SECTION 1. NATURE OF RELATIONSHIP. In connection with this mortgage loan:

- The mortgage broker may act as an independent contractor and not as your agent. Communicate to your mortgage broker any uncertainties you may have about the nature of your relationship.
- The mortgage broker has entered into separate independent contractor agreements with various lenders.
- While the mortgage broker seeks to assist you in meeting your financial needs, it does not distribute the products of all lenders or investors in the market and cannot guarantee the lowest price or the best terms available in the market.

SECTION 2. OUR COMPENSATION. The lenders whose loan products are distributed by the mortgage broker generally provide their loan products to the mortgage broker at a wholesale rate.

- The retail price a mortgage broker offers you – your interest rate, total points and fees – will include the mortgage broker’s compensation.
- In some cases, either you or the lender may pay the mortgage broker all of its compensation.
- Alternatively, both you and the lender may pay the mortgage broker a portion of its compensation. For example, in some cases, if you would rather pay a lower interest rate, you may pay higher up-front points and fees.
- Also, in some cases, if you would rather pay less up front, you may be able to pay some or all of the mortgage broker’s compensation indirectly through a higher interest rate in which case the mortgage broker will be paid directly by the lender.

The mortgage broker may also be paid by the lender based on (i) the value of the Mortgage Loan or the related servicing rights in the market place or (ii) other services, goods, or facilities performed or provided by the mortgage broker to the lender.

By signing below, borrower(s) acknowledge receipt of a copy of this signed agreement.

Print Name

Print Name

Borrower Signature

Date

Co-Borrower Signature

Date

Property Address / City / State / Zip