

Mortgage Broker Fee Agreement and Disclosure

This Mortgage Broker Fee Agreement and Disclosure ("Agreement") is by and between _____, mortgage broker ("we," "us," "our") and the Borrower(s) who sign(s) below ("you," "your"). This Agreement discloses and governs the overall fees that will be paid to your mortgage broker for the origination of your loan.

1. **OUR SERVICES:** A mortgage broker charges fees to arrange a loan from a mortgage lender who will fund the loan. As your mortgage broker, we will assist you in obtaining a loan, but we do not offer the products of all mortgage lenders, and so we cannot guarantee you the lowest price or best loan terms available. Be sure that you understand and are satisfied with the mortgage loan product and terms we arrange for you. By signing below, you request us to arrange a mortgage loan from a mortgage lender and you agree to the fees listed below for our services.
2. **YOUR MORTGAGE LOAN:** You are currently applying for a mortgage loan in the amount of \$ _____. Fees may increase if the loan amount increases or decrease if the loan amount decreases. The fees in this Agreement are for broker services only and do not include other closing costs or credits from us or other parties for non-broker related services.
3. **BROKER FEES:** Depending on the loan program you select and subject to applicable legal requirements, our fees may be paid by you directly or by the lender. When you pay our fees directly, you will pay our fees from your own funds at or prior to the loan closing or include our fees in your loan amount and pay us at closing out of loan proceeds. Payment for these fees by 3rd parties, other than the lender, are considered to be paid by you. You may also elect to have the lender pay our fees. If you choose to have our fees paid by the lender, you or any other 3rd party may not contribute towards our compensation. We have discussed these fee payment options with you. In addition to our fees, estimates of other fees you will pay in connection with your loan will be shown on your Loan Estimate and Closing Disclosure. Once your interest rate is locked and your loan amount and terms are finalized, we will be able to tell you the exact amount of all fees.

You are applying for a loan in which (check one):

You will pay your mortgage broker fees yourself;

 The lender will pay your mortgage broker fees

NOTE: You may not be charged any fee, other than a reasonable credit report fee (if applicable), prior to (i) receiving your Loan Estimate from us, (ii) expressing your intent to proceed with the loan transaction and (iii) receiving the initial disclosures from the mortgage lender. If there is a change in whether you or the Lender pays the Mortgage Broker fees, a revised disclosure will be required.

Maximum Broker Compensation	Amount								
<p>The compensation listed below is the compensation that will be paid to us, the broker, for arranging your loan with a mortgage lender. This amount is included in the total of Section A (Origination Charges) of Loan Estimate or Closing Disclosure. Please note, Section A of the LE or CD represents the total sum of all origination charges and fees for your loan, including mortgage broker compensation, plus fees charged by the mortgage lender and other third parties, as applicable.</p>									
<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; width: 40%;">Fee Type</th> <th style="text-align: left; width: 40%;">Fee Amount</th> </tr> </thead> <tbody> <tr> <td>_____</td> <td>\$ _____</td> </tr> <tr> <td>_____</td> <td>\$ _____</td> </tr> <tr> <td>_____</td> <td>\$ _____</td> </tr> </tbody> </table>	Fee Type	Fee Amount	_____	\$ _____	_____	\$ _____	_____	\$ _____	<p>\$ _____ (must be completed)</p>
Fee Type	Fee Amount								
_____	\$ _____								
_____	\$ _____								
_____	\$ _____								

The total compensation amount above is based on current market rates and your current loan request. Until you lock your interest rate, the interest rate, loan terms, and the amount of cash you must bring to closing are subject to change.

By signing below, you acknowledge that (i) you have received a fully execute copy of this Mortgage Broker Fee Agreement at the time of your mortgage application; (ii) the Agreement has been explained to you and you understand it; and (iii) you voluntarily enter into this Agreement and agree to the Broker Compensation above.

Borrower: _____	Co-Borrower: _____
Signature: _____	Signature: _____
Date: _____	Date: _____