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## MORTGAGE LOAN ORIGINATION AGREEMENT (Broker Fee Disclosure)

You have applied to **InterBanc Mortgage - a mortgage broker** - for a residential mortgage loan. **InterBanc Mortgage** will submit your application for a residential mortgage loan to a participating lender with which it from time to time contracts upon such terms and conditions as you may request or a lender may require. The lenders have asked that this form be furnished you to clarify the role of mortgage brokers. This form supplements other disclosures or agreements required by law that you should receive from us concerning your application. You inquired into mortgage financing with **InterBanc Mortgage** on \_\_\_\_\_. We are licensed as a "Mortgage Broker" under the California Department of Real Estate, license # 00942000.

### SECTION I - NATURE OF RELATIONSHIP

In connection with this mortgage loan:

- **InterBanc Mortgage** acts as an independent contractor and not as your agent.
- **InterBanc Mortgage** will enter into separate independent contractor agreements with various lenders.
- While **InterBanc Mortgage** seeks to assist you in meeting your financial needs, **InterBanc Mortgage** does not distribute the products of all lenders or investors in the market and cannot guarantee the lowest price or best terms available in the market.

### SECTION II - OUR COMPENSATION

The lenders whose loan products **InterBanc Mortgage** distributes generally provide their loan products to us at a wholesale rate.

- The retail price we offer you - your interest rate, total points and fees - will include our compensation.
- In some cases **InterBanc** may be paid all of our compensation be either you or the lender.
- Alternatively, **InterBanc** may be paid a portion of our compensation by both you and the lender. For example, if you wish to obtain a lower interest rate, you may pay higher up-front points and fees. **OR** If you would rather pay less up-front points and fees, you may be able to pay some or all of our compensation indirectly through a higher interest rate, in which case we will be paid directly by the lender.
- **InterBanc Mortgage** may also be paid by the lender based on the (i) value of the mortgage loan or related servicing rights in the marketplace or (ii) other services, goods or facilities performed or provided by **InterBanc Mortgage** to the lender.

**You may work with us to select the method in which we receive our compensation depending on your financial needs, subject to the lender's loan program requirements and credit underwriting guidelines.**

The amount of fees and charges that you pay in connection with your loan will be estimated on your Good Faith Estimate. The final amounts will be disclosed on your HUD-1 or HUD-1A Settlement Statement.

**By signing below, I/we acknowledge that I/we have read and received a copy of this document. Also by signing below, I/we acknowledge that I/we understand this document:**

#### INTERBANC MORTGAGE:

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

#### BORROWER(S):

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_