LoanPros, Inc.

"We underline our pledge to customer service"

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 loan mortgage 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 furnished to you to clarify the role of mortgage brokers. This form supplements other disclosures or agreements required by law that you should receive from the mortgage broker concerning your application.

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

- The mortgage broker has separate independent contractor agreement with various lenders
- While the mortgage broker seeks to assist you in meeting your financial needs, it does not distribute the products lenders or investors in the market and cannot guarantee the lowest price or beat terms available in all of the market

SECTION 2 THE BROKER'S 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 broker's compensation.
- In some cases, the mortgage broker may be paid all of it's compensation by either you or the lender
- Alternatively, the mortgage broker may be paid a portion of it's compensation by both you and the lender. 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 wish to have some or all of our fees paid directly by lender, which will result in a higher interest rate and higher monthly loan payments than you would otherwise be required to pay
- The mortgage broker may also be paid by the lender based on (1) the value of the Mortgage Loan or related servicing rights in the market place or (2) other services, goods or facilities performed or provided by the mortgage broker to the lender.

You may work with the mortgage broker to select the method in which it receives its 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 the 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 singing below, applicant(s) acknowledge that you have read and understand this document. By your signature, you also acknowledge that you have received a copy of this document.

_____

LoanPros, Inc. – Signature Date

_____	_____	_____	_____
Borrower	Date	Borrower	Date
_____	_____	_____	_____
Borrower	Date	Borrower	Date

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