



MORTGAGE BROKER FEE AGREEMENT

DATE:

BORROWER(S):

LOAN NO:

PROPERTY:

If this box is checked, this form is an amended disclosure with updated fees.

Borrower(s): Do not pay any fees before entering into this Agreement. This agreement ("Agreement") is by and between, a mortgage broker ("we," "us," "our") and the Borrower(s) who sign(s) below ("you," "your").

- As a mortgage broker, we charge fees to arrange a loan from a mortgage lender who will fund the loan. We will assist you in obtaining a loan, but we do not distribute the products of all mortgage lenders, and therefore cannot guarantee you the lowest price or best terms available. Be sure that you understand and are satisfied with the 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 Broker Fees listed below for our services.
- You are currently applying for a mortgage loan in the amount of \$ _____. If your actual loan amount is different, then the dollar amount of any fee shown below that is based on a percentage of the loan amount 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.
- Our Broker Fees may be paid by you directly and will be paid with cash you must bring to closing, or, depending on your loan approval, you may include some or all of these fees in your loan amount and pay us at closing out of your loan proceeds. You also agree that the mortgage lender may pay us additional fees which are typically called indirect compensation or "yield spread premium." Any additional fees paid by the mortgage lender to us will increase the interest rate on your loan beyond what the interest rate would be if some or all of these fees were paid directly by you. By signing below, you confirm that we have discussed this pricing option with you. In addition to our Broker Fees, estimates of other fees you will pay in connection with your loan are shown on your Good Faith Estimate of Closing Costs which is a separate form from this Agreement. 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.

Broker Fees That You Will Pay Directly:

Amount of Fee

Application Fee	\$ _____(a)
Processing Fee	\$ _____(b)
Other: (e.g. Origination Fee) _____	\$ _____(c)
Broker Points(_____ % of loan amount)	\$ _____(d)

Total Direct Broker Fees You Will Pay: \$ _____(a+b+c+d)
 (Excluding fees paid to third parties, such as appraisal fees)

Broker Compensation That the Lender Will Pay:

The Mortgage lender might pay indirect compensation (yield spread premium) to us.
 The indirect compensation will not exceed _____% of your loan amount \$ _____(e)

Maximum Broker Fee:

Total including Broker Fees and Broker Compensation \$ _____(a+b+c+d+e)

The fees and compensation above are based on current market rates and your current loan request.

By signing below, you acknowledge that (i) you have received a fully executed copy of this 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 Fees above.

Borrower: _____

Co-Borrower: _____

Signature: _____

Signature: _____

Date: _____

Date: _____

Broker Name: _____

Broker Signature: _____

Printed Name: _____

Date: _____