



Mortgage Broker Fee Disclosure

Loan Number: _____ Borrower Name: _____ Co-Borrower Name: _____

Dear Borrower,

1. Fees Paid to your Mortgage Broker. You are requesting your mortgage broker invest time in researching, processing and providing assistance to you in the home loan process. Your mortgage broker will be paid for the time and effort spent on your behalf, and you are agreeing that your mortgage broker will be paid as follows.

You have been or will be provided a Good Faith Estimate ("GFE"). The first line item on the second page of the GFE is labeled "Our Origination Charge." This line includes the combined fees that are charged by your mortgage broker, the lender and, in some cases, other parties. Please be sure that you have received the GFE, and that you understand and are comfortable with the fees disclosed on it. If you pay fees before the loan closes, ask your mortgage broker whether those fees are partially or fully refundable and under what circumstances.

You have a choice in how your mortgage broker will be paid. You may either pay your mortgage broker yourself, or the lender may pay all your mortgage broker fees for you in exchange for you paying a higher interest rate. Ask your mortgage broker about how your two options impact your interest rate and 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 for you.

Based on the option and loan type you selected, the fees you pay your mortgage broker will be:

MAXIMUM BROKER FEE

All fees that are paid to your mortgage broker for arranging your loan with a mortgage lender. This amount is included in the "Our Origination Charge" of Block 1 of your GFE. The "Our Origination Charge" amount represents the total sum of all origination charges and fees for your loan from the mortgage broker, mortgage lender, and other third parties, as applicable. The maximum mortgage broker fee you will pay is \$ _____, and the lender administration fee is \$ _____, for a total origination charge of:

Amount

\$ _____

CREDIT OR CHARGE FOR SETTLEMENT COSTS FROM THE MORTGAGE LENDER IN EXCHANGE FOR YOUR SELECTED INTEREST RATE

This will be reflected as a credit or charge to you in Block 2 of your GFE. If your loan amount changes, the dollar amount of this fee may also change.

\$ _____

YOUR ADJUSTED BROKER FEE

The amount that will be paid by you after applying the above credit or charge from the mortgage lender, if applicable. This amount is included in the "Your Adjusted Origination Charges" in Block A of your GFE. The "Your Adjusted Origination Charges" amount represents the total sum difference of Box 1 and Box 2 of your GFE.

\$ _____

2. Your Loan Options. For each type of transaction in which you expressed an interest, your mortgage broker has obtained loan options from a significant number of the creditors with which your mortgage broker regularly does business. Your mortgage broker has a good faith belief that you likely qualify for the following loans:

Type of Transaction (check one)	Interest Rate	Total Origination Points or Fees and Discount Points
<input type="checkbox"/> Fixed Rate		
<input type="checkbox"/> Adjustable Rate		
Loan with the lowest interest rate	_____ %	\$ _____
Loan with the lowest interest rate without negative amortization, a prepayment penalty, interest only payments, a balloon payment in the first 7 years of the life of the loan, a demand feature, shared equity, or shared appreciation	_____ %	\$ _____
Loan with the lowest total dollar amount for the origination points or fees and discount points	_____ %	\$ _____
<i>You are applying for a loan with the following terms</i>	_____ %	\$ _____

Broker Loan Officer Name

Broker Loan Officer Signature Date

Broker Entity Name

Broker Entity Address & License Number

Borrower Name

Borrower Signature Date

Co-Borrower Name

Co-Borrower Signature Date