



Arizona Mortgage Broker Advance Fee Agreement

(Pursuant to Ariz. Rev. Stat. § 6-906(C))

Borrower Name(s): Francis Smith

Mortgage Originator: South River Mortgage

Property Address: 010 S ASH ST, DENVER, CO, 80222, Denver, 80222, Colorado

Date: 11/10/2021

ADVANCE FEES

The following fees are being charged in connection with the processing of your loan application. Other fees not shown here may be payable later and are shown on the Good Faith Estimate of Closing Costs. Nonrefundable fees are subject to applicable limitations of state or federal law.

<u>Name of Fee</u>	<u>Amount</u>	<u>Important Information</u>
Application Fee	\$0.00	The application fee will be applied toward the cost of processing the loan. The fee is nonrefundable.
Appraisal Fee Deposit	\$0.00	The deposit will be applied toward the total cost of the appraisal, which may exceed the amount of the deposit. You are responsible for the total cost of the appraisal. The deposit is nonrefundable unless the loan is denied or withdrawn prior to the Mortgage Broker ordering the appraisal. If the actual cost of the appraisal is less than your deposit, or if for any reason the appraisal is not performed, any excess amount will be refunded to you.
Credit Report Deposit	\$0.00	The deposit will be applied toward the total cost of the credit report, which may exceed the amount of the deposit. You are responsible for the total cost of the credit report. The deposit is nonrefundable unless the loan is denied or withdrawn prior to the Mortgage Broker ordering the credit report. If the actual cost of the credit report is less than your deposit, or if for any reason the credit report is not performed, any excess amount will be refunded to you.
Other	\$ _____	Describe: _____

The deposit is: (check one)

_____ nonrefundable; or

_____ nonrefundable unless the loan is

denied or withdrawn prior to performance of the work associated with this fee. The deposit will be applied toward the total cost of the item specified above, which may exceed the amount of the deposit. You are responsible for the total cost due. If the actual cost of the item specified above is less than your deposit, or if for any reason the work associated with this fee is not performed, any excess amount will be refunded to you.