



## Mortgage Broker Fee Agreement

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

### Our Services

As your mortgage broker, we will arrange a loan from a mortgage lender. The mortgage lender will close and fund your loan. While we will help you find a loan, we do not offer mortgage loans from all mortgage lenders, therefore, cannot guarantee you the lowest price or best loan terms available. Be sure that you understand and are satisfied with the mortgage loan and terms that we arrange for you. By signing below, you request us to arrange a mortgage loan from a mortgage lender and you agree to the fees listed below for our services.

### Your Mortgage Loan

You are currently applying for a mortgage loan in the amount of \$\_\_\_\_\_. If your loan amount changes, then the dollar amount of any fee shown below that is based on a percentage of the loan amount will also change as your loan amount changes. The fees in this Mortgage Broker Fee Agreement are for broker services only and do not include other closing costs that you will pay to obtain a mortgage loan. Please refer to your Good Faith Estimate for additional information.

### Broker Fees

Our Broker Fees may be paid by you directly or indirectly. For any fees paid directly by you, you will pay our fees from your own funds at or prior to closing. For any fees paid indirectly, you may choose to include these fees in your loan amount and pay them at closing out of your loan proceeds. In addition, you may pay these fees by electing to pay the mortgage lender a higher interest rate. When you elect to pay a higher interest rate, the mortgage lender will provide you with a credit which will reduce your settlement charges, including these fees. Paying our fees directly instead of indirectly could result in a lower interest rate. By signing below, you have confirmed that we have discussed these fee payment options with you.

### Other Closing Costs

Please refer to your Good Faith Estimate for an estimate of other costs you will pay to obtain a mortgage loan. Once your interest rate is locked and your loan amount and terms are finalized, we will be able to tell you an exact amount of all costs.

You will not be charged any closing costs except a reasonable credit report fee until you have

1. Received a Good Faith Estimate.
2. Told us that you intend to move forward with your loan, and
3. Received the initial disclosures from the mortgage lender.

### Maximum Broker Fee

All fees that are paid to us for arranging your loan. This amount is included in the "Our Origination Charge" of Block 1 of your Good Faith Estimate. The "Our Origination Charge" amount represents that total sum of all origination charges and fees for your loan from the mortgage broker, mortgage lender and other third parties. \$ \_\_\_\_\_

### Credit

A credit in exchange for the selected interest rate. This credit will be reflected on Block 2 of your Good Faith Estimate. Less \$ \_\_\_\_\_

### Your Adjusted Broker Fee

This portion of our fees that will be paid by you to us directly. This amount is included in the "Your Adjusted Origination Charge" of Block A of your Good Faith Estimate. \$ \_\_\_\_\_

By signing below, you agree that:

1. You have received an initial Good Faith Estimate within 3 business days of the mortgage loan application.
2. You intend to proceed with the loan.
3. This Mortgage Broker Fee Agreement has been explained to you and you understand it.
4. You have not been charged any fees, other than a reasonable credit report fee prior to signing this Broker Fee Agreement.
5. You voluntarily enter into this Mortgage Broker Fee Agreement and you agree to the Broker Fees shown above.

6. If your loan is an adjustable rate mortgage (“ARM”), you received the Consumer Handbook on Adjustable Rate Mortgages Booklet (“CHARM Booklet”).
7. If your loan is for the purchase of a home, you received the Shopping for Your Home Loan – HUD’s Settlement Costs Booklet.

☐ If this box is checked, this Mortgage Broker Fee Agreement has been amended with updated fees.

Borrower Name \_\_\_\_\_  
Signature \_\_\_\_\_  
Date \_\_\_\_\_

Co-Borrower Name \_\_\_\_\_  
Signature \_\_\_\_\_  
Date \_\_\_\_\_

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

Mortgage Broker: \_\_\_\_\_ Date: \_\_\_\_\_

Mortgage Broker Signature: \_\_\_\_\_