

# MORTGAGE LOAN ORIGATION AGREEMENT

You (the applicant) agree to enter into this Mortgage Loan Origination Agreement with \_\_\_\_\_ (Name of Company) as an independent contractor to apply for a residential mortgage loan from a participating lender with which we from time to time contract upon such terms and conditions as you may request or a lender may require. We are licensed as a "mortgage broker" under the laws of the State of \_\_\_\_\_. The lenders have asked that this form be 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 us concerning your application for a residential mortgage loan.

## SECTION 1. NATURE OF RELATIONSHIP.

In connection with this mortgage loan.

- We are acting as an independent contractor and not as your agent. If you are unsure of the nature of this relationship, please ask us for clarification.
- We have separate independent contractor agreements with various lenders.
- While we seek to assist you in meeting your financial needs, we do not distribute the products of all lenders or investors in the market and cannot guarantee the lowest price or best terms available in the market.

## SECTION 2. OUR COMPENSATION.

The lenders whose loan products we distribute generally provide their loan products to us at a wholesale rate.

- The retail price we offer you – your interest rate, total points, and fees – will include our compensation.
- In some cases, we may be paid all of our compensation by either you or the lender.
- Alternatively, we may be paid a portion of our compensation by both you and the lender. For example, in some cases, if you would rather pay a lower interest rate, you may pay a higher up-front points and fees.
- Also, in some cases, if you would rather pay less up-front, you may be able to have some or all of our compensation paid directly by the lender, which will result in a higher interest rate and higher monthly loan payments than you would otherwise be required to pay.
- We also, may be paid by the lender based on (I) the value of the mortgage loan or related servicing rights in the market place or (II) other services, goods or facilities performed or provided by us to the lender.

*You may work with us to select the method in which we receive our 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 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 signing 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.

APPLICANT(S):

BROKER or AUTHORIZED AGENT:

Signature: \_\_\_\_\_

Company: \_\_\_\_\_

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

By: \_\_\_\_\_

Signature: \_\_\_\_\_

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

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