

Easy First Home Loans LLC

Mortgage Broker Fee Agreement

Applicant(s): _____

Date: _____

Property Address: _____

This Mortgage Broker Fee Agreement (this "Agreement") is by and between the parties named herein as "Broker" ("we", "us", "our") and "applicant(s)" ("you", "your"). This Agreement discloses the overall fees that will be paid to the "Broker" for the origination of a loan on behalf of the "Applicant(s)". This Agreement shall be superseded by any specific form of a broker fee agreement required under state law.

- 1. Our services** We are acting as your mortgage broker. 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. Our services include the following: discuss loan products available, provide counseling as to the amount and types of loans for which you may qualify, identify problems that may impair loan eligibility, assist in completing loan application requirements, order appraisal and required verifications, package and submit loan application to one or more lenders available, coordinate the acceptance of any loan approval issued by a lender, serve as a liaison between applicant and lender for future correspondence and communication regarding the processing, underwriting, and funding of your loan
- 2. Your Mortgage Loan** You are currently applying for a mortgage loan in the amount of \$ _____. If your actual loan amount differs from this, then the dollar amount of any fee that is based on a percentage of that loan may increase or decrease if the loan amount increases or decreases. The fees in this acknowledgement are for broker services only and do not include other closing costs.
- 3. Broker Fees** Our Broker Fees will be paid by you directly. The amount of the broker fees we receive will not vary based upon the interest rate you receive. It is understood that the broker fee will be collected at the time your loan funds are disbursed, and will not be collected in the event your loan is not approved by the lender and/or is not funded by the lender.

In addition to our Broker Fees, estimates of other fees you will pay in connection with your loan are shown on your Loan Estimate, sometimes called a "good faith estimate". These other fees include but are not limited to fees paid to third parties such as appraisal fees, fees paid for settlement services, transfer and recording taxes if applicable, ESCROW withholdings, insurance premiums, and recording fees. You may be required to pay some of these fees even if your loan does not close.

You will pay all Broker Fees directly. These fees must 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 loan closing out of your loan proceeds.

You have agreed to pay us Broker Fees in an amount equal to ____% of your loan amount plus an additional \$1000 except where prohibited by compensation limits applicable to your loan.

By signing below, you acknowledge that you have received a fully executed copy of this agreement and that it has been explained to you and you understand it. You voluntarily agree to the Broker Fees above.

NOTICE TO CONSUMER: Do not sign this agreement before you read it. You are entitled to a copy of this agreement.

Loan Officer Name: _____ Applicant Signature: _____

Signature: _____ Name Printed: _____

NMLS ID: _____ Applicant Signature: _____

Date Signed: _____ Name Printed: _____