

Broker Fee Disclosure

Borrower's Name: _____

Dear Borrower,

This document is intended to detail fees that will be paid to your Mortgage Broker. You are requesting your Mortgage Broker invest time in researching, processing and aiding 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.

Your Mortgage Broker's fees will either be paid by you directly or by Luxury Mortgage Corp.® ("LMC"). If LMC is paying your Broker's fees, you may pay a higher rate or additional fees to LMC than if you paid your Broker yourself. You may have a choice in how your Mortgage Broker will be paid. Ask your Mortgage Broker about how these 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; or ____ The lender will pay your Mortgage Broker fees for you.

Based on the option and loan type you selected, the information below explains how you will pay your Mortgage Broker: Please only complete one section.

<p>The amount in the box to the right is the portion of the Mortgage Broker fees that you will pay to your Mortgage Broker. ⇒</p> <p>This amount is calculated as either a.) ____% of your estimated loan amount or b.) a fixed dollar amount of \$_____. Additionally, your Broker is charging \$_____ in processing or other administrative fees. Your estimated loan amount is \$_____. If your loan amount changes and the Mortgage Broker's fee is based on a percentage of the loan amount, the dollar amount of this fee will also change based on the percentage listed above. Ask your Mortgage Broker if LMC is providing any additional credit to be applied to other settlement charges.</p>	\$
<p>The amount in the box to the right is the portion of the Mortgage Broker fees that LMC will pay to your Broker. ⇒</p> <p>This amount is calculated as _____% of your estimated loan amount. Your estimated loan amount is \$_____. If your loan amount changes, the dollar amount of this fee will also change, but will still be based on the same percentage.</p>	\$

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 (<i>check one</i>) Fixed Rate Adjustable Rate	Interest Rate	Total origination points or fees and discount points
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 origination points or fees and discount points ⇒	%	\$
<i>You are applying for a loan with the following terms</i> ⇒	%	\$

If you expressed an interest in an adjustable rate loan and if the loan’s initial rate is fixed for at least 5 years, the Interest Rate disclosed in this document is the initial rate that would be in effect at consummation. If the loan’s initial rate is not fixed for at least 5 years, the Interest Rate is the fully-indexed rate that would be in effect at consummation without regard to any initial discount or premium.

This is not a lock-in agreement or a loan commitment. While the Interest Rate and fees described throughout this document are available on the date this document was prepared, if you have not locked your loan, they are subject to change and may not be available on the day you do lock your loan. Additionally, even if your loan is locked, the Interest Rate and fees may be subject to change as the loan is underwritten. Your Mortgage Broker will be able to fully discuss these implications with you.

If you have not locked your loan, please be aware that interest rates move constantly. The way to set a certain Interest Rate and fees is for your Mortgage Broker to lock your loan. Once you lock your loan, you are agreeing to close your loan within a certain period of time and at a certain interest rate. If you instruct your Mortgage Broker to lock your loan, your Mortgage Broker can explain to you the Interest Rate and fees you will pay based on the locked in terms.

You have or will be provided with a Loan Estimate (“LE”). Please be sure that you have received the LE, 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. Be sure that you understand and are satisfied with the product and terms that have been offered to you.

Signed:

 Broker Loan Officer Name Broker Loan Officer Signature Date

 Broker Entity Name Broker Entity Address & License Number

 Borrower Name Borrower Signature Date

 Borrower Name Borrower Signature Date

 Borrower Name Borrower Signature Date

 Borrower Name Borrower Signature Date